


## 289m<sup>2</sup> Office for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA34747 Price details: €1,000,000 Welcome to our prime retail space located on the bustling coastal road of Limassol, in the vibrant Germasogeia tourist area. This spacious shop offers a generous 174 sqm on the ground floor, providing ample room for a variety of business setups. Additionally, a 115 sqm basement is perfect for storage or additional operational space. The shop is equipped with two toilets for convenience and includes a dedicated parking spot and it was built in 1981. Situated in a high-traffic area with excellent visibility, this location is ideal for attracting both locals and tourists. 

### Property Info

Covered Area	<b>289</b>
Covered Veranda	<b>115</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA34747</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.694473314622 / 33.084981890636**

## Price: €1 000 000 + VAT

VAT for this property is **€117,336** or **€190,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€36 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 460.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 000 000 on Aug 6, 2024



