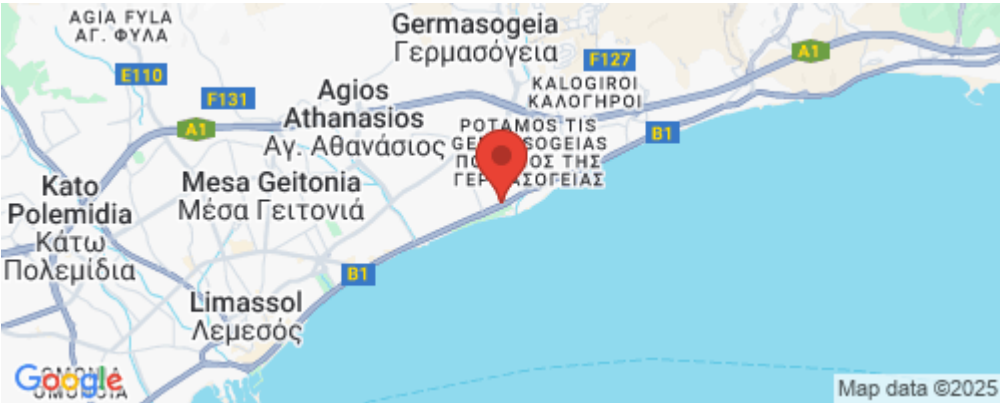


289m² Office for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA34747Price details: €1,000,000Welcome 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	289
Covered Veranda	115
Energy Efficiency	N/A

Plot / Area Info

Pool	No
Parking	Yes

Additional info

Reference Number	SA34747
Property type	Office
Condition	Pre-Owned

Amenities

- Storage room

Location

**Location:** Germasogeia - Tourist Area  
Coordinates: **34.694473314622 / 33.084981890636**

Region: **Limassol**

## 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/m<sup>2</sup></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>
Phone: +35777000111			

## Price change history

€1 000 000 on Aug 6, 2024



