


## 130m<sup>2</sup> Commercial for Sale in Agios Tychonas, Limassol District

Reference ID: #SA34944 Price details: €500,000 For sale in the prime location of Agios Tychonas, this restaurant, established in 1988, offers a unique investment opportunity. With a ground-level space of 54 square meters and an additional 27 square meters of mezzanine, the single-story unit is perfectly situated opposite the beach, attracting both locals and tourists. Surrounded by numerous hotels, this venue has immense potential but requires renovation to bring it up to modern standards. Ideal for entrepreneurs looking to create a thriving seaside dining experience. 

### Property Info

Covered Area	<b>130</b>
Covered Veranda	<b>27</b>
Total Number of Floors	<b>1</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>SA34944</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.707649562222 / 33.121124818383**

Region: **Limassol**

**Price: €500 000 + VAT**

VAT for this property is **€25,000** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 846.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

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**Price change history**

€500 000 on Aug 27, 2024

