

## 25m<sup>2</sup> Commercial for Sale in Limassol District

Discover this 42sq.m. shop for sale in Neapoli, featuring 25sq.m. of ground floor retail space with a glass facade and an additional 17sq.m. mezzanine used as storage. Situated on Arch. Makariou III Avenue, directly across from Enaerios parking, this property is ideally located in a bustling area surrounded by shops, restaurants, cafes, and residential buildings along a historically touristic road. Just 200m from main shopping streets and 100m from the beach, this shop offers exceptional visibility and foot traffic. Currently operating as a long-standing mini market, it presents a solid investment opportunity in a prime location.



### Property Info

Covered Area  
Furnishing  
Air Conditioning

**25**  
**Furnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**26311**  
**Other Commercial**  
**Pre-Owned**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.685300141289 / 33.059467551773**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. 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>~€14 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€18 200.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€455 000 on Aug 30, 2024

