

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

Discover this 42sg.m. shop for sale in Neapoli, featuring 25sg.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.



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	/ Area Ir

Covered Area 25

**Furnishing Furnished** 

Air Conditioning All rooms, Yes ıfo

**Parking Uncovered, Yes**  **Additional info** 

26311 Reference Number

**Other Commercial** Property type Condition **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 Excluded

Title transfer fee ~€14 800.00

Price per SQM €18 200.00/m²

Common expenses None

## **Representative: FOX**

Registration number 488 Email info@foxrealty.com.cy

License number 344/E Legal name FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

## **Price change history**

€455 000 on Aug 30, 2024





