

## 358m<sup>2</sup> Commercial for Sale in Limassol District

A spacious 538 sqm shop located in the heart of Anexartisias in the Agia Napa area of Limassol. This property is ideally situated in the historical center, offering proximity to all amenities, easy motorway access, and just a short walk from the sea. With a covered area of 358 sqm and an additional 180 sqm mezzanine, it presents an excellent opportunity for various business ventures such as a shop, gym, restaurant, or office space.



### Property Info

Covered Area **358**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **26372**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 View **City view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
 Coordinates: **34.6764063 / 33.0453461**

## Price: €3 125 000 + VAT

VAT for this property is **€410,440** or **€593,750**. 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>~€121 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 729.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€3 125 000 on Sep 4, 2024

