

## 46m<sup>2</sup> Commercial for Sale in Limassol District

A spacious 72 sqm shop located in the heart of Anexartisias in the Agia Napa area of Limassol. Ideally situated in the historical center, the property offers proximity to all amenities, easy access to the motorway, and is just a short walk from the sea. With a covered area of 46 sqm and an additional 26 sqm mezzanine, it provides an excellent opportunity for various business ventures, including a shop, restaurant, or office space. 

### Property Info

Covered Area **46**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **26448**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 View **City view**

### Amenities

- Elevator

### Location

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

## Price: €482 000 + VAT

VAT for this property is **€24,100** or **€91,580**. 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>~€15 880.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 478.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€482 000 on Sep 7, 2024

