

## 42m<sup>2</sup> Commercial for Sale in Limassol District

A spacious 42 sqm shop in the heart of Anexartisias, located in the Agia Napa area of Limassol's historical center. This prime property offers excellent proximity to all amenities, easy access to the motorway, and is just a short walk from the sea. With a total covered area of 28 sqm, complemented by a 14 sqm mezzanine, it presents a versatile opportunity for a range of business ventures, including retail, a restaurant, or office space.



### Property Info

Covered Area **42**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **26689**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 View **City view**

### Amenities

- Elevator

### Location

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

## Price: €257 000 + VAT

VAT for this property is **€12,850** or **€48,830**. 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>~€6 880.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 119.00/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

€257 000 on Sep 28, 2024

