

## 441m<sup>2</sup> Commercial for Sale in Kato Polemidia, Limassol District

We are happy to present this unique freehold warehouse located in the industrial area of Kato Polemidia. What makes this property truly exceptional is its freehold status, as most properties in the area are under leasehold status with the government. This warehouse, however, is freehold and is being sold by the owner. It is built on a plot of 857sqm and offers an internal covered area of 441sqm, complete with office space, a toilet, and a small kitchen. The location provides extremely easy access to the highway and the road leading to the new port, passing by My Mall.



### Property Info

Covered Area **441**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **857**

### Additional info

Reference Number **26743**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Kato Polemidia  
 Coordinates: **34.671865640585 / 32.996365954956**  
 Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€135,262** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 154.00/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

€950 000 on Oct 3, 2024

