

## 1370m<sup>2</sup> Building for Sale in Limassol - Agios Athanasios

Prime Investment Opportunity in the Heart of Limassol's Industrial Zone X

Located in the bustling industrial area of Agios Athanasios, Limassol, this versatile and well-maintained commercial building offers an ideal investment for businesses or investors seeking both functionality and prime location. Whether you're looking to expand your operations, establish a corporate headquarters, or invest in a dynamic industrial hub, this property presents an excellent opportunity for high returns.

### Property Overview:

Plot Size: 1,955 square meters

Total Storage Area: 800 square meters

Basement: 30 square meters

Showroom: 250 square meters

Offices:...

| Property Info    |                             | Plot / Area Info |                       | Additional info  |                  |
|------------------|-----------------------------|------------------|-----------------------|------------------|------------------|
| Covered Area     | <b>1370</b>                 |                  |                       | Reference Number | <b>27365</b>     |
| Furnishing       | <b>Partially furnished</b>  | Plot area        | <b>1955</b>           | Property type    | <b>Building</b>  |
| Heating          | <b>Central Heating, Yes</b> | Parking          | <b>Uncovered, Yes</b> | Condition        | <b>Brand New</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |                  |                       | View             | <b>City view</b> |

| Amenities | Location  |
|-----------|---|
|           | <b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b><br><b>Coordinates:</b> <b>34.70671 / 33.060592</b> |

## Price: €3 000 000 + VAT

VAT for this property is **€524,015** or **€570,000**. 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<br>Price per SQM | <b>None</b><br><b>€2 190.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€3 000 000 on Nov 21, 2024



