

## 47m<sup>2</sup> Commercial for Sale in Limassol - Agia Fyla

For sale is a prime shop space located on the ground floor in the vibrant area of Agia Fyla, Ekali. Spanning 47 m2, this versatile commercial property is ideal for various business ventures, providing a welcoming environment and ample foot traffic.



Agia Fyla, known for its friendly community and excellent amenities, offers an ideal setting for any business. With a mix of residential and commercial properties, the area attracts both locals and visitors. Nearby, you will find a variety of shops, cafes, and essential services, enhancing the appeal of this dynamic neighborhood. The convenient location ensures easy access to major roads and transportation links.

This shop boasts ...

### Property Info

### Plot / Area Info

Covered Area **47**

### Additional info

Reference Number **24801**  
 Property type **Other Commercial**  
 Condition **Brand New**

### Amenities

- Storage room

### Location

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.708563112763 / 33.005585907982**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 277.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€295 000 on Dec 6, 2024

