


## 582m<sup>2</sup> Building for Sale in Limassol District

Commercial Building for sale in an excellent location in Agia Fyla area, Limassol. The property is ideally situated close to a plethora of amenities and services such as supermarkets, schools, restaurants, shops etc. In addition, it enjoys excellent access to the city center and the motorway. 

Building for sale in Agia Fyla area. The building is in a good state of condition and it consists of a basement parking space, ground floor shop with mezzanine and a 1st floor. The area of the internal spaces is 723 sq. m and the basement 306 sq. m.

It is noted that the 1/2 share of property corresponds to the northern part and is used as a parking space for the building within the prop...

### Property Info

Covered Area **582**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1171**  
Parking **Covered, Yes**

### Additional info

Reference Number **50379**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.707921522116 / 33.024945944035**

## Price: €2 400 000 + VAT

VAT for this property is **€369,402** or **€456,000**. 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	<b>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 124.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 400 000 on Feb 12, 2025

