

## 4000m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

- 2 Rooms
- 3 WC
- Internal area 4000m<sup>2</sup>
- Plot size 8700m<sup>2</sup>
- Open Plan
- Height 10.80 meters.
- R.O.I Calculated above 8%
- Kitchenette
- 1 Office
- solar panel installation.
- Three-phasic electric power



4 Container self levelling platforms with individual docks  
Warehouse is also available for office conversion.  
Brand new warehouse built in 2024 available for rent.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>4000</b>	Plot area	<b>8700</b>	Reference Number	<b>12310</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Other Commercial</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Ypsonas
	Region: <b>Limassol</b>
	Coordinates: <b>34.6971 / 32.968974</b>

## Price: €7 000 000 + VAT

VAT for this property is **€1,293,250** or **€1,330,000**. 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 Price per SQM	<b>~€276 600.00</b> <b>€1 750.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€7 000 000 on Jul 24, 2025

