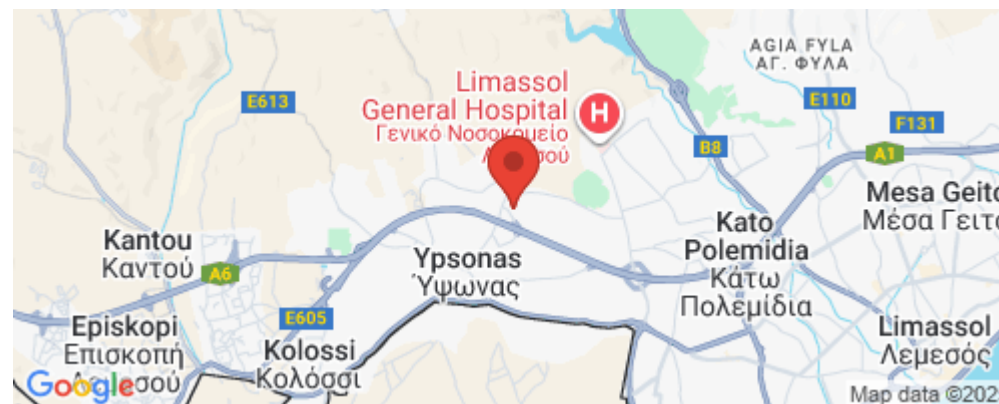


## 4000m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

- 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	4000	Plot area	8700	Reference Number	13154
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Property type	Other Commercial
				Condition	Pre-Owned
Amenities		Location			
		Location: Ypsonas		Region: Limassol	
		Coordinates: 34.6971 / 32.968974			

## 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	<b>~€276 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 750.00/m²</b>		

## 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: +35722344842			

## Price change history

€7 000 000 on Jul 26, 2025

