

## 185m<sup>2</sup> Commercial for Sale in Limassol District

For sale: Spacious ground floor shop with a total internal area of 185 m<sup>2</sup> in the well-established area of Agios Georgios Xavouzas. This resale property is an excellent investment opportunity for retail, office, or service-based businesses looking for a visible and accessible location. 

The shop is partially furnished, featuring a large open space that can be adapted to suit your business needs. Expansive windows provide natural light, creating a welcoming environment for clients and employees alike. The layout offers flexibility for display areas, workstations, or customer seating.

Agios Georgios Xavouzas is a vibrant and popular area known for its convenience and accessibil...

### Property Info

Covered Area **185**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **27449**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.683911418011 / 33.029439861537**

## Price: €800 000 + VAT

VAT for this property is **€61,189** or **€152,000**. 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>~€28 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 324.00/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

€800 000 on Aug 9, 2025



