


## 2290m<sup>2</sup> Commercial for Sale in Limassol District

This spacious warehouse is located in the well-established industrial area of Agios Silas in Ypsonas, offering an excellent opportunity for investors or companies seeking a functional and strategically located industrial property. 

The property features a total covered area of 2,290 m<sup>2</sup> situated on a 4,027 m<sup>2</sup> plot, with a building density of 80% and coverage of 60%. Additionally, there is approximately 1,000 m<sup>2</sup> of unused building density, providing potential for future expansion or development.

Designed to support a variety of industrial and storage operations, the warehouse includes two loading bays, dedicated office space, restroom facilities, and ample parking for both e...

### Property Info

Covered Area **2290**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **4027**  
 Parking **Covered, Yes**

### Additional info

Reference Number **33013**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.693962 / 33.065208**

## Price: €2 500 000 + VAT

VAT for this property is **€452,074** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 092.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€2 500 000 on Mar 7, 2026



