


## 306m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Warehouse/Industrial Building for sale in the Ypsonas Industrial Area, set on a 669 sq.m. plot with 306 sq.m. of high-ceiling covered space. The property is located behind the front unit and is accessible via a registered right of way, while still offering convenient access to the main industrial roads. 

The building is suitable for storage, light industrial use, or logistics operations, with generous internal height and practical layout for various business activities.

The land is a share with a registered division agreement, and the property benefits from an ownership Title Deed (not leasehold) — a key advantage that provides long-term security and easier financing compar...

### Property Info

Covered Area **306**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **669**

### Additional info

Reference Number **33059**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Ypsonas  
**Coordinates:** **34.703762165396 / 32.957105992925**

Region: **Limassol**

## Price: €790 000 + VAT

VAT for this property is **€95,884** or **€150,100**. 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>~€28 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 582.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|                                                        |              |            |                                            |
|--------------------------------------------------------|--------------|------------|--------------------------------------------|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number                                         | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€790 000 on Mar 10, 2026

