


## 826m<sup>2</sup> Commercial for Sale in Ypsonas, Limassol District

Industrial investment opportunity in the Ypsonas Industrial Area, offering the option to purchase two adjacent warehouse buildings. 

The properties sit on a combined land area of 1,259 sq.m. and include:

- a front warehouse of 260 sq.m. covered space on a 590 sq.m. plot
- a rear warehouse of 306 sq.m. covered space on a 669 sq.m. plot, accessible via a registered right of way.

Both buildings feature high ceilings and practical layouts suitable for storage, logistics, or light industrial use, while benefiting from easy access to the main industrial road network.

The land is held as shares with a registered division agreement, and importantly both...

### Property Info

Covered Area **826**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **1259**

### Additional info

Reference Number **33060**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

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

Region: **Limassol**

## Price: €1 500 000 + VAT

VAT for this property is **€246,864** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 816.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 500 000 on Mar 10, 2026

