






## 45m<sup>2</sup> Commercial for Sale


Commericla mix investment. A prime investment opportunity featuring a street-level commercial two-storey store with top floor as an apartment  
Ideal for mixed-use at a prime cental town location. 

Salon space available in a very central and high-visibility area  with easy access 

 Ideal for a hair salon or beauty space

 Size: 45 sqm



 Functional and comfortable layout

 Ready to bring your business idea to life

 2nd floor Features 

 1 Cozy Bedroom 

 1 Modern Bathroom 

 Open-plan kitchen & living room  - bright and welcoming \*  
S&...

### Property Info

Covered Area **45**

Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **14830**

Property type **Other Commercial**

Condition **Pre-Owned**

### Amenities

### Location

Coordinates: **34.678486 / 33.0488361**

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>~€9 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 222.00/m<sup>2</sup></b> |                 |             |

## Representative: 4BuyandSell

|                            |            |            |                             |
|----------------------------|------------|------------|-----------------------------|
| Registration number        | <b>996</b> | Email      | <b>info@4buyandsell.com</b> |
| License number             | <b>506</b> | Legal name | <b>N/A</b>                  |
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## Price change history

€325 000 on May 14, 2026



