


## 106m<sup>2</sup> Commercial for Sale in Limassol District

A rare opportunity to acquire a freehold commercial shop together with a long-established tailoring, clothing, and alterations business in the heart of Agios Nicolaos, Limassol. 

The property offers a total internal area of 106 m<sup>2</sup> over two levels:

Ground floor shop: 53 m<sup>2</sup>

Upper floor: 53 m<sup>2</sup>, suitable for production, storage, or office use

Ideally positioned in a busy central location, the shop benefits from excellent visibility, large display windows, strong street frontage, and steady daily foot traffic. Surrounded by shops, cafes, offices, and essential amenities, it offers convenient access for both customers and staff.

The business has operated succ...

### Property Info

Covered Area **106**

Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **30976**

Property type **Other Commercial**

Condition **Pre-Owned**

### Amenities

### Location

Region: **Limassol**

Coordinates: **34.685815793993 / 33.054714170305**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 245.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€450 000 on May 14, 2026



