

173m² Building for Sale in Limassol

An excellent opportunity to rent a new commercial building in the heart of Limassol's vibrant Old Town, just steps from the sea. Ideal for offices, showrooms, or retail with high visibility and easy access.



? Property Overview:

Condition: Brand New

Total Area: 173 m²

Covered Area: 152 m²

Plot size: 64 m²

Floor Level: 3

Raised Floors: 3

Energy Efficiency: Class C

? Key Features:

* VRV Air Conditioning System – efficient and quiet climate control

? Alarm System Installed

? Kitchen Area

? 2 WC

?? Reception Area

? Prime Location:

Jun 5, 2026

1/5

<https://index.cy/sale/195025>

Property Info

Covered Area	173
Covered Veranda	10
Uncovered Veranda	10
Total Number of Floors	3
Furnishing	Unfurnished
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	64
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Additional info

Reference Number	O-96386
Property type	Building
Condition	Pre-Owned
Bathrooms	1
View	City view

Amenities

- Air Conditioning

Location

Location: Limassol Region: **Limassol**
Coordinates: **34.6786322 / 33.0413055**

Price: €700 000 + VAT

VAT for this property is **€48,029** or **€133,000**. 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	Excluded	Title transfer fee	~€24 600.00	Common expenses	None
		Price per SQM	€4 046.00/m²		

Representative: FOX

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Price change history

€750 000 on Sep 4, 2023
 €700 000 on Feb 18, 2026



