

700m² Building for Sale in Limassol - Katholiki

This asset sits on a corner plot of 738m² on commercial avenue.

Prime commercial avenue.

Consists of 4 shops on the frontal façade and 3 shops at the side.

Large mezzanine area and 350m², 5 bedroom penthouse which can be incorporated into the mezzanine area as commercial office space.

EB1, 180% building density and 50% coefficient allowing 6 floors of 24 meters height.

Walking distance to all amenities.



| Property Info | Plot / Area Info | Additional info |
|------------------|-----------------------|------------------|
| Covered Area | 700 | Reference Number |
| Furnishing | Unfurnished | Property type |
| Air Conditioning | All rooms, Yes | Condition |

| Amenities | Location |
|-----------|---------------------------------------|
| | Location: Limassol - Katholiki |
| | Region: Limassol |

Coordinates: **34.673856 / 33.0436035**

Price: €1 700 000 + VAT

VAT for this property is **€272,000** or **€323,000**. 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€64 600.00 €2 429.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: FOX

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|--|--------------|------------|--|
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Price change history

€2 100 000 on Feb 15, 2024

€1 700 000 on Nov 18, 2025

