

## 494m<sup>2</sup> Building for Sale in Limassol

Welcome to an historical listed building that transcends time in Limassol's enchanting old town. Dating back to the roaring 1920s, this historic gem  has been meticulously restored into a beacon of modern business opportunity. Originally conceived as a majestic mansion, this two-story marvel on a 700-square-meter plot now stands proudly as a hub for innovation, transformed into an IT company office amidst the trials of the Covid-19 pandemic.

Step inside to discover 13 luxurious en suite rooms, two fully-equipped kitchens, and a verdant garden oasis complete with a sparkling pool and an inviting outdoor bar. With its traditional Cypriot-style architecture lovingly preserved, thi...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>494</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>693</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>19252</b>     |
| Property type    | <b>Building</b>  |
| Condition        | <b>Pre-Owned</b> |

### Amenities

#### Location

**Location:** Limassol                      Region: **Limassol**  
**Coordinates:** **34.6743505 / 33.0398396**

## Price: €4 200 000 + VAT

VAT for this property is **€619,457** or **€798,000**. 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>~€164 600.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 502.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€3 200 000 on Mar 1, 2024  
 €4 200 000 on Feb 28, 2026



