

1031m² Building for Sale in Limassol - Katholiki

With 4 floors of offices and 1 duplex apartment with a private roof garden, project is set to change the meaning of mix used buildings with its futuristic design and high-quality finishes. Located in Makarios Avenue, you cannot choose a more central location in Limassol.



A GROUND FLOOR OF RETAIL SHOPS, FIVE STORIES OF OFFICES AND A DOUBLE STOREY APARTMENT.

An Overall Surface of 1,289.6 m²

Office Area: 715.5 m²

Residential Area: 206.8 m²

Circulation Area: 172 m²

Mechanical Area: 195.3 m²

Outdoor Area: 257.9 m²

Property Info

Plot / Area Info

Covered Area	1031
Uncovered Veranda	257.9
Total Number of Floors	7

Additional info

Reference Number	6659
Property type	Building
Condition	Under Construction
Construction Year	2025

Amenities

Location

Sep 9, 2025

1/4

<https://index.cy/sale/4397733>



Location: Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.687614748718 / 33.043574749089**

www.index.cy - All Cyprus Real Estate

Price: €11 000 000 + VAT

VAT for this property is **€1,865,946** or **€2,090,000**. 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	None	Common expenses	None
		Price per SQM	€10 669.00/m²		

Representative: MySpace

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Price change history

€11 000 000 on Sep 10, 2024

