

600m² Building for Sale in Limassol - Katholiki

An exceptional investment opportunity in the heart of Limassol’s Old Town — a fully refurbished, income-generating office building currently rented  under a 5+5 year contract, providing immediate and stable rental income in one of the city’s fastest-appreciating areas.

This high-end building seamlessly combines modern functionality with an industrial open-plan design, offering a total of approximately 600 sqm across a basement, ground floor (with a small back garden), first floor, and second floor — each around 150 sqm. A roof garden with artificial grass and BBQ area adds extra appeal for tenants and visitors alike.

Strategically located near the seafront, the proper...

Property Info

Covered Area **600**
 Furnishing **Unfurnished**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **183**
 Parking **Uncovered, Yes**

Additional info

Reference Number **28879**
 Property type **Building**
 Condition **Pre-Owned**

Amenities

- Elevator

Location

Location: Limassol - Katholiki Region: **Limassol**
 Coordinates: **34.67548465444 / 33.041876950935**

Price: €3 000 000 + VAT

VAT for this property is **€465,000** or **€570,000**. 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	~€116 600.00	Common expenses	None
		Price per SQM	€5 000.00/m²		

Representative: FOX

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

Price change history

€2 550 000 on Mar 18, 2025

€3 000 000 on Nov 18, 2025













