


## 600m<sup>2</sup> 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  
Furnishing  
Air Conditioning

**600**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**183**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**28879**  
**Building**  
**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	<b>Excluded</b>	Title transfer fee	<b>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</b>		

## Representative: FOX

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## Price change history

€2 550 000 on Mar 18, 2025

€3 000 000 on Nov 18, 2025



