

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		Plot / Area Info		Additional info	
Covered Area	600	Plot area	183	Reference Number	28879
Furnishing	Unfurnished	Parking	Uncovered, Yes	Property type	Building
Air Conditioning	All rooms, Yes			Condition	Pre-Owned

Amenities	Location	Region
• Elevator	Location: Limassol - Katholiki Coordinates: 34.67548465444 / 33.041876950935	Limassol

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 Price per SQM	~€116 600.00 €5 000.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€2 550 000 on Mar 18, 2025

€3 000 000 on Nov 18, 2025













