


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
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	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

