

for Sale in Limassol - Katholiki

A rare investment opportunity in the Historical Center of Limassol in Katholiki Quarter, located on the highly sought-after Eleftherias Street. This two-storey mixed-use listed building offers significant potential for developers and investors. Property Details:

Land Area: 596 m²  
Building Size: 731 m²  
Additional Building Factor: 223 m²  
Building Density: 140%

Why This Property Stands Out:

Prime Location: Heart of the historic center.  
Ready for Renovation: All permits secured (the new owner can choose to modify the permits and/or use. Suitable for shops, apartments, boutique hotels, offices, university accommodation, multipurpose open plan sp...

Property Info		Plot / Area Info		Additional info	
				Reference Number	57364
				Property type	
Covered Area	731	Plot area	596	Condition	Pre-Owned
				Construction Year	1990 and older
				Bathrooms	2
Amenities		Location			
		Location: Limassol - Katholiki Region: Limassol			

## Price: €2 300 000 + VAT

VAT for this property is **€370,926** or **€437,000**. 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>~€88 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 146.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€2 300 000 on Apr 5, 2025

