

731m² Commercial for Sale in Limassol - Katholiki

A rare investment opportunity in the Historical Center of Limassol in Katholiki area.

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 space, ...)

Property Info

Covered Area **731**
Furnishing **Unfurnished**

Plot / Area Info

Plot area **596**

Additional info

Reference Number **29115**
Property type **Other Commercial**
Condition **Pre-Owned**

Amenities

Location



Location: Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.673055542112 / 33.039946044542**

www.index.cy - All Cyprus Real Estate

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	Excluded	Title transfer fee	~€88 600.00	Common expenses	None
		Price per SQM	€3 146.00/m²		

Representative: FOX

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Price change history

€2 300 000 on Apr 10, 2025

