

2518m² Building for Sale in Limassol - Kapsalos

Prime Commercial Building on Makedonias Avenue, Limassol.

Projected Possible ROI: ~6.7%

Premium six-floor commercial building located on the prestigious avenue, the city's main business thoroughfare.

This landmark property spans a total of 2,518 sq.m., comprising 2,418 sq.m. of internal space and 100 sq.m. of covered verandas, set on a generous 1,408 sq.m. plot.

The building is modern, fully equipped, and offers open-plan offices and retail spaces, meticulously designed to meet the demands of Limassol's high-yield rental market.

Possible Rental Income Breakdown

Ground Floor (Retail): €22,000/month (€264,000/year)

1st Floor: €19,500/...

Property Info

Plot / Area Info

Additional info

Covered Area

2518

Plot area

1408

Reference Number

57853

Property type

Building

Condition

Under Construction

Construction Year

2027

Bathrooms

5+

Amenities

- Storage room

Location

Location: Limassol - Kapsalos Region: **Limassol**

Price: €20 000 000 + VAT

VAT for this property is **€3,633,201** or **€3,800,000**. 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	None	Common expenses	None
Title deed	Has Title	Price per SQM	€7 943.00/m²		

Representative: 1st Class Homes

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

Price change history

€20 000 000 on May 9, 2025

