

## 800m<sup>2</sup> Building for Sale in Limassol - City Center

Reference ID: #SA36700  
Price details: €4,500,000  
Unique building for sale in the heart of Limassol, located on Heroes Square. The building consists of:  
1st floor:- on the east side, facing the park, there is a cafe-restaurant, with a separate kitchen, a dedicated area for washing dishes, a separate bathroom and shower for staff, as well as a fire exit. Also, 2 men's and 2 women's toilets. There is a license that can be renewed after renovation.- on the west side, facing the park, there is a nightclub that had a cabaret license, which can be renewed after renovation. Separate dedicated bar area, stage, balconies for guests, dance floor, men's and women's restrooms, sepa... ✖

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>800</b>	Plot area	<b>382</b>	Reference Number	<b>SA36700</b>
Total Number of Floors	<b>2</b>	Plot area	<b>382</b>	Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>5+</b>

Amenities	Location	Region
	<b>Location:</b> Limassol - City Center Coordinates: <b>34.679384123246 / 33.045331373952</b>	<b>Region: Limassol</b>

## Price: €4 500 000 + VAT

VAT for this property is **€736,875** or **€855,000**. 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 Price per SQM	<b>~€176 600.00</b> <b>€5 625.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€4 500 000 on Jun 24, 2025





