

1135m² Building for Sale in Limassol District

An exceptional opportunity to acquire a mixed-use commercial and residential building in one of Limassol's most strategic locations. This four-storey property comes with a valid building permit for an additional 2 to 3 floors, offering significant expansion potential. Ideally suited for conversion into a prominent commercial or medical center, it is available for immediate sale due to other investment commitments.

Prime Location:

Situated in the Agios Georgios quarter of Limassol Municipality, at the high-visibility intersection of Spyrou Kyprianou Avenue and Nikou Pattichi Avenue, just 600 meters from the Troodos roundabout. The area is surrounded by key services and amen...

Property Info

Covered Area **1135**
Energy Efficiency **B**

Plot / Area Info

Additional info

Reference Number **239007**
Property type **Building**
Condition **Pre-Owned**
Construction Year **1991-2000**

Amenities

Location

Region: **Limassol**

Price: €2 500 000 + VAT

VAT for this property is **€428,744** or **€475,000**. 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	~€96 600.00	Common expenses	None
		Price per SQM	€2 203.00/m²		

Representative: MySpace

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Price change history

€2 500 000 on Aug 26, 2025

