

## 200m<sup>2</sup> Office for Sale in Limassol - Katholiki

Prime Corner Property for Sale – City Center

An excellent investment opportunity in the heart of the city! This 166 sq.m. corner property is located right at a traffic light, ensuring maximum visibility and exposure with constant high traffic flow.

Building density: 240%

Coverage: 70%

Corner plot with exceptional accessibility and visibility

Located in a vibrant area with huge commercial potential

The property, though older, offers significant redevelopment opportunities, making it ideal for a wide range of business uses such as retail, offices, hospitality, or mixed-use development.

A rare chance to secure a high-potential building in one of ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**200**

Plot area

**166**

Reference Number

**59405**

Property type

**Office**

Condition

**Pre-Owned**

Construction Year

**1990 and older**

### Amenities

### Location

**Location:** Limassol - Katholiki Region: **Limassol**

## Price: €860 000 + VAT

VAT for this property is **€73,100** or **€163,400**. 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>~€31 000.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 300.00/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

€860 000 on Aug 29, 2025

