

## 185m<sup>2</sup> Commercial for Sale in Limassol - Katholiki

For sale: Spacious corner shop on commercial part of Makariou offering 185 m<sup>2</sup> of internal space, 118 m<sup>2</sup> ground floor plus 67 m<sup>2</sup> mezzanine, in the Katholiki area. The property benefits from 6 parking spots and is ideal for a variety of businesses looking to establish themselves in a thriving location. The shop is partially furnished and has floor to ceiling windows, providing natural light throughout the internal space. 

The building was originally constructed in 1964 and underwent significant renovations in 2000. This ensures you benefit from modern upgrades while enjoying the charm of a classic structure. The shop is well-maintained and ready for immediate use.

Katholiki ...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**185**  
**Partially furnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**32162**  
**Other Commercial**  
**Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Limassol - Katholiki  
Coordinates: **34.683682205931 / 33.031173598342**

Region: **Limassol**

**Price: €620 000 + VAT**

VAT for this property is **€47,422** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 351.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€650 000 on Dec 10, 2025

€620 000 on Jan 29, 2026



