

## 385m<sup>2</sup> Office for Sale in Limassol District

This exceptional office property, located in the vibrant and historic Old Town of Limassol, offers a unique opportunity for investors or businesses seeking a prime location in the city center. Featuring a combination of a charming listed building and new construction, this space blends historical character with modern functionality. X

### Key Features:

Plot Size: 427m<sup>2</sup>

Existing Listed Building: 213m<sup>2</sup>

New Construction: 172m<sup>2</sup>

Total Covered Area: 385m<sup>2</sup>

Rooftop Area: 86m<sup>2</sup>

Parking: 2 Dedicated Parking Spaces

The property is ideally located in the heart of Limassol's bustling city center, within walking distance of essential amenities, in...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>385</b>	Plot area	<b>427</b>	Reference Number	<b>32267</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Office</b>
				Condition	<b>Pre-Owned</b>

Amenities	Location
	Region: <b>Limassol</b> Coordinates: <b>34.679521 / 33.045941</b>

## Price: €1 400 000 + VAT

VAT for this property is **€189,636** or **€266,000**. 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>~€52 600.00</b> <b>€3 636.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€1 400 000 on Dec 17, 2025



