

385m² 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. 

Key Features:

Plot Size: 427m²

Existing Listed Building: 213m²

New Construction: 172m²

Total Covered Area: 385m²

Rooftop Area: 86m²

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

Covered Area **385**
Furnishing **Unfurnished**

Plot / Area Info

Plot area **427**
Parking **Uncovered, Yes**

Additional info

Reference Number **32267**
Property type **Office**
Condition **Pre-Owned**

Amenities

Location

Region: **Limassol**
Coordinates: **34.679521 / 33.045941**

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	Excluded	Title transfer fee	~€52 600.00	Common expenses	None
		Price per SQM	€3 636.00/m²		

Representative: FOX

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

Price change history

€1 400 000 on Dec 17, 2025



