


## 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. 

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

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	<b>Excluded</b>	Title transfer fee	<b>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 636.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€1 400 000 on Dec 17, 2025

