

## 1520m<sup>2</sup> Building for Sale in Limassol - Katholiki

Located in the heart of Limassol, right on the prestigious Makarios Avenue, this exceptional commercial building offers an outstanding opportunity for businesses looking for a prime location. Makarios Avenue is one of the most sought-after streets for commercial activity, making this property an ideal investment for those looking to establish or expand their business presence in the city. With its strategic location, modern amenities, and expansive office space, this building promises to meet all your business needs. 

Property Features:

Total Office Area: 1,520 m<sup>2</sup> (including office spaces, common areas, and mechanical floor)

Basement Parking Area: 886 m<sup>2</sup>

Roof ...

### Property Info

Covered Area **1520**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **B-125863**  
 Property type **Building**  
 Condition **Brand New**  
 View **City view**

### Amenities

- Elevator

### Location

**Location:** Limassol - Katholiki      Region: **Limassol**  
 Coordinates: **34.684771 / 33.037667**

## Price: €15 000 000 + VAT

VAT for this property is **€2,642,763** or **€2,850,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 868.00/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

€16 000 000 on Oct 23, 2023  
 €15 000 000 on Nov 18, 2025

