

## 390m<sup>2</sup> Building for Sale in Limassol District

Prime Commercial Property in Limassol



Located on a prestigious commercial avenue in the heart of Limassol, this property offers exceptional potential for investment and development. Boasting easy access to all major arteries of the city and within walking distance to a variety of amenities, including the new port, this property provides both convenience and exposure in a thriving area.

The plot spans 268sqm and features a versatile building that can cater to various business and residential needs.

Building Breakdown:

Ground Floor: Two commercial shops, each 32sqm, offering prime retail space with high foot traffic.

Mezzanine: Two levels of mezzanine spac...

### Property Info

Covered Area	<b>390</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>262</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>32856</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Limassol**  
 Coordinates: **34.665825747359 / 33.015941809703**

## Price: €600 000 + VAT

VAT for this property is **€81,692** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 538.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€600 000 on Feb 25, 2026

