

135m² Building for Sale in Limassol - Katholiki

Charming mixed-use property for sale in the heart of Limassol's historic district, an exceptional investment or owner-occupier opportunity within easy walking distance of the seafront, boutique shops, cafes, restaurants and all principal amenities.



Key features

Prime central location in Limassol's preserved historic quarter; short stroll to the promenade, marina and city centre services. Two ground-floor retail units, each approx. 34 sqm with a 22 sqm mezzanine — well suited to independent shops, galleries or café concepts. Spacious, bright 2-bedroom apartment (approx. 90 sqm) above the commercial units, offering comfortable living space and strong ren...

Property Info

Covered Area **135**
 Furnishing **Unfurnished**

Plot / Area Info

Plot area **105**

Additional info

Reference Number **32918**
 Property type **Building**
 Condition **Pre-Owned**

Amenities

Location

Location: Limassol - Katholiki Region: **Limassol**
 Coordinates: **34.679521 / 33.045941**

Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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	~€21 000.00	Common expenses	None
		Price per SQM	€4 519.00/m²		

Representative: FOX

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Price change history

€610 000 on Feb 28, 2026

