

## 135m<sup>2</sup> 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 | <b>Excluded</b> | Title transfer fee | <b>~€21 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 519.00/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> |
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**Price change history**

€610 000 on Feb 28, 2026

