

## 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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€610 000 on Feb 28, 2026

