

## 1200m<sup>2</sup> Building for Sale in Limassol - Katholiki

Rare commercial investment opportunity in Limassol Old Town, located directly on Saripolou Square, the most vibrant entertainment and business hub in the historic centre. The property is surrounded by restaurants, bars, offices, retail shops, and constant pedestrian activity, while being within walking distance to Limassol Marina and the seafront. 

The asset sits on a 450 m<sup>2</sup> plot and comprises a building of approximately 1,200 m<sup>2</sup> total covered area (including verandas).

The property is currently configured with a combination of office spaces and retail units and already generates approximately €150,000 in annual rental income, providing immediate cash flow while evaluatin...

### Property Info

Covered Area	<b>1200</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>450</b>
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### Additional info

Reference Number	<b>33143</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Katholiki  
**Coordinates:** **34.676125430455 / 33.043141114862**

Region: **Limassol**

## Price: €4 200 000 + VAT

VAT for this property is **€724,500** or **€798,000**. 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>~€164 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 500.00/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

€4 200 000 on Mar 12, 2026



