

1200m² 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 m² plot and comprises a building of approximately 1,200 m² 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	1200
Furnishing	Unfurnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	450
-----------	------------

Additional info

Reference Number	33143
Property type	Building
Condition	Pre-Owned

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	Excluded	Title transfer fee	~€164 600.00	Common expenses	None
		Price per SQM	€3 500.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€4 200 000 on Mar 12, 2026



