


## 306m<sup>2</sup> Building for Sale in Limassol - Katholiki

A rare opportunity to acquire a beautifully preserved historical stone building in the heart of Limassol's Old Town, just steps away from Anexartias Street, Saripolou Square, and Agiou Andreou, and only a 5-minute walk to the seafront and tourist area. 

Set on a 300 m<sup>2</sup> plot, the property comprises approximately 300 m<sup>2</sup> of internal space plus an additional 60 m<sup>2</sup> mezzanine. The building was fully renovated in 2009, maintaining its traditional character while offering modern functionality.

Currently operating as a venue, the property generates a steady income, delivering an attractive return of approximately 7.5% ROI, making it an ideal investment opportunity with immediat...

### Property Info

Covered Area	<b>306</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>300</b>
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### Additional info

Reference Number	<b>33205</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Limassol - Katholiki

Region: **Limassol**

Coordinates: **34.676101628626 / 33.042573185968**

## Price: €1 600 000 + VAT

VAT for this property is **€194,196** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 229.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 600 000 on Mar 18, 2026

