

## 470m<sup>2</sup> Building for Sale in Limassol District

Discover a rare opportunity to acquire a beautifully designed industrial-style building in the heart of the historical centre, just steps away from all amenities, cultural landmarks, and the vibrant local tech hub. Offering 391 sqm of versatile internal space along with 22 office areas, internal green features, and secure entry, this property is ideal for a contemporary company headquarters, co-working space, creative studios, or a boutique commercial investment. 

### Ground Floor

- Expansive open-plan space suitable for receptions, collaborative work zones or showrooms
- Three WCs (women, men & disabled)
- Large feature wall with integrated lockers
- ?...

### Property Info

Covered Area	<b>470</b>
Furnishing	<b>Partially furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>480</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31850</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

### Location

Region: **Limassol**  
 Coordinates: **34.679521 / 33.045941**

## Price: €3 150 000 + VAT

VAT for this property is **€457,755** or **€598,500**. 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>~€122 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 702.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€3 150 000 on Mar 28, 2026













