


## 820m<sup>2</sup> Building for Sale in Limassol District

A rare opportunity to acquire a landmark hospitality property in the heart of Limassol's historic center, overlooking Heroes Square. 

The listed building offers approximately 820 sq.m. of internal space, plus a 100 sq.m. terrace on the square. It is fully configured for hospitality use, featuring a café-restaurant with full kitchen and facilities, alongside a licensed nightclub with stage, bar, and dance floor.

The upper level includes a large veranda with panoramic views, a flexible hall suitable for dining or events, office space, and additional amenities.

Existing licenses can be renewed after renovation, allowing for a faster path to operation. The property also...

### Property Info

Covered Area  
Heating  
Air Conditioning

**820**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **30462**  
Property type **Building**  
Condition **Pre-Owned**  
View **City view**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.679271319443 / 33.045723192796**

## Price: €4 500 000 + VAT

VAT for this property is **€739,756** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 488.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€4 500 000 on May 5, 2026





