

Commercial Building in Historical Center, Limassol

For Sale : **€ 4,500,000**

Description
A One-of-a-Kind Investment in the Heart of Limassol

Step into the past—and build the future—with this exceptional 650–700 sq.m. heritage property located in the cultural core of Limassol's Old Town. Just steps from the city's most charming square and minutes from the sea, this rare building combines history, character, and untapped potential.

Whether you envision a trendy bistro, high-end restaurant, music theatre, nightclub, cigar lounge, hookah bar, or a stylish concept venue, this space offers the flexibility to bring your creative vision to life in one of Cyprus's most vibrant districts.

Highlights & Advantages
• Historical Status – Tax-exempt rental income
• Prime Pedestrian Location – Facing an open square (pedestrianized in 2024)
• Fully Licensed – Cafe, nightclub, alcohol, and event licenses (renewable post-renovation)
• Business-Ready – Company included with purchase, saving time and transfer costs
• Flexible Payment Plans Available
• High ROI Potential – Rare asset with future value growth
• Additional Development Space – Possibility to expand or resell unused square meters

Property Breakdown

Ground Floor – East Wing
• Fully licensed café/restaurant
• Equipped kitchen, prep area, dishwashing statio
• Separate staff facilities

Ground Floor – West Wing
• Licensed nightclub & cabaret space
• Includes stage, dance floor, balconies, bar, restrooms, fire exits
• Kitchen access for event catering

Second Floor
• Expansive veranda with park views
• Office space
• Large hall ideal for fine dining, corporate events, or performances
• Guest facilities and adaptable layout

Details

Property Type: **Building** Status: **Available** Website

Main Features

Property Subtype: **Commercial Building** Construction Stage: **Resale**

Area

Covered Area: **670m²**

Energy & Heating

Energy Efficiency Grade: **B**

Further Details

Secure Door, Air Condition