

Historic Listed Building in Katholiki, Limassol

For Sale : **€ 2,600,000**

Description
A rare opportunity to acquire a listed historic building of approximately 300 m2 on a 600 m2 plot in the heart of old Limassol (Katholiki), a privileged and fully developed city-centre location close to universities, hospitals and all amenities, beside an up-and-coming area of new apartment developments.

The building requires full renovation. All permissions are already in hand - from both the EOA and the Conservation Department - for the property to be converted into office space; the premises previously operated as a restaurant and remain well suited to restaurant or cafe use.

The plot benefits from a garden and parking. As a protected listed building it carries a building density of 140% (transferable), and its conservation status opens access to grants and incentives available for the restoration of listed properties.

Key Features:
- Listed / protected historic building, approximately 300 m2
- Plot of approximately 600 m2 with garden and parking
- Full renovation required
- Permissions in hand (EOA and Conservation Department) for conversion to offices
- Previously a restaurant - suitable for restaurant or cafe use
- Building density 140% (transferable)
- Prime old-town city-centre location
- Energy Efficiency Rating: Not available

A unique restoration and investment opportunity in the historic core of Limassol.

Details

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

Main Features

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

Area

Internal Area: **300m²**
Covered Area: **300m²**
Plot Area: **600m²**

Energy & Heating

Energy Efficiency Grade: **H**

Gallery







