

## 473m<sup>2</sup> Commercial for Sale in Limassol - Omonoia

An excellent investment opportunity in the heart of Omonoias, Limassol. This mixed-use building offers a combination of commercial and residential spaces, ideal for generating multiple income streams or for owner-occupancy with commercial use. x

### Property Overview:

Land Area: 335 m<sup>2</sup>

Total Covered Area: 473 m<sup>2</sup>

Covered Internal Area: 406 m<sup>2</sup>

Mezzanine Area: 67 m<sup>2</sup>

Floors: 3

Rooms: 6

Year of Construction: 1995

Renovated: ~11 years ago (includes new elevator and entrance upgrade)

### Breakdown of Spaces:

Ground Floor - Commercial Units:

Shop 1:

Covered Area: 68 m<sup>2</sup>

Mezzanine: 67 m<sup>2</sup>

Shop 2:

...

		Plot / Area Info		Additional info
Covered Area	<b>473</b>			Reference Number
Total Number of Floors	<b>2</b>	Plot area	<b>335</b>	Property type
Furnishing	<b>Unfurnished</b>			Condition

**Amenities**      **Location****Location:** Limassol - OmonoiaRegion: **Limassol**Coordinates: **34.667268740391 / 33.013601349212**

## Price: €500 000 + VAT

VAT for this property is **€72,801** or **€95,000**. 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 Price per SQM	<b>~€16 600.00</b> <b>€1 057.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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

€580 000 on Sep 4, 2023

€500 000 on Nov 18, 2025

