

256m² Building for Sale in Limassol District

Apartment building for sale in Omonia Limassol with 6-8% rental yield potential and long-term capital growth. Prime income-producing commercial asset. 

If you are searching for an apartment building for sale in Omonia Limassol, this property represents a rare opportunity to secure a fully income-generating asset in a high-demand urban district.

Omonia is rapidly gaining investor attention due to:

Strategic central positioning

Strong rental demand

Industrial and commercial proximity

Ongoing infrastructure upgrades

Competitive entry pricing compared to coastal districts

This is a serious asset for investors seeking long-term rental...

Property Info

Covered Area

256

Furnishing

Unfurnished

Air Conditioning

All rooms, Yes

Plot / Area Info

Plot area

261

Parking

Covered, Yes

Additional info

Reference Number

31524

Property type

Building

Condition

Pre-Owned

Bathrooms

3

Amenities

- Guest WC

Location

Region: **Limassol**

Coordinates: **34.673880300057 / 33.012421729347**

Price: €575 000 + VAT

VAT for this property is **€62,082** or **€109,250**. 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.

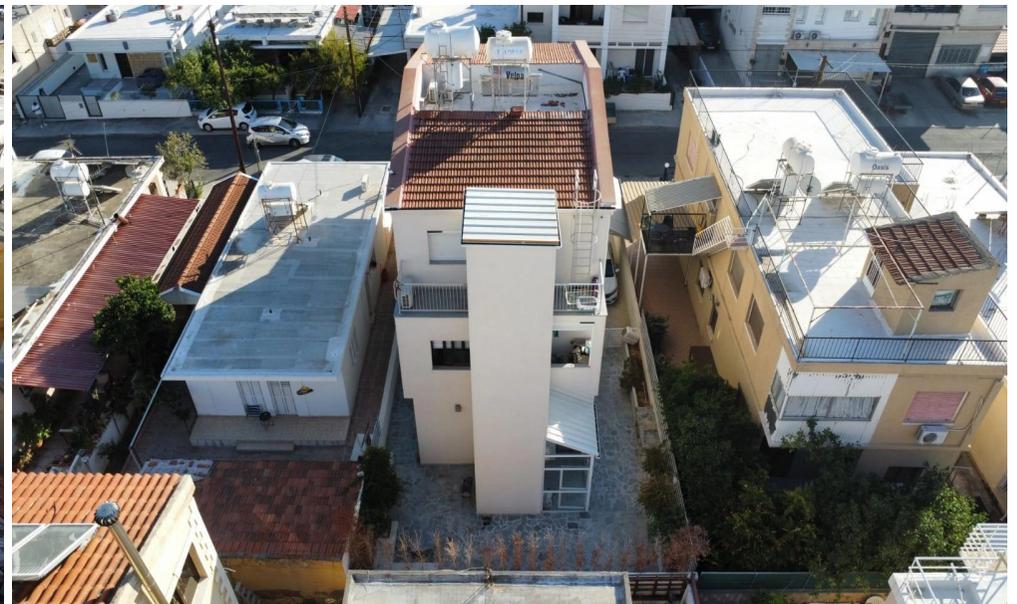
VAT	Excluded	Title transfer fee	~€19 600.00	Common expenses	None
		Price per SQM	€2 246.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€675 000 on Oct 18, 2025
 €645 000 on Nov 18, 2025
 €625 000 on Jan 31, 2026
 €575 000 on Feb 18, 2026













1 onó 1 Αιόψαφο Κορυφ



OPEN HOUSE

ON WEDNESDAY 25th OF FEBRUARY FROM 11:00 UNTIL 13:00

Mixed-Use Investment Property for Sale in Omonia, Limassol – Near Marina & Port, High ROI, No VAT
Fully renovated mixed-use investment property for sale in Omonia, Limassol, minutes from the Port and Limassol Marina and close to Omonias Avenue. Set on a 261 m² plot (120% building density), ideal for investors, commercial use, offices or residential apartments.

- ✓ High rental demand in central Limassol – 6%+ ROI
- ✓ Easy conversion into 3 independent residential or office units
- ✓ No VAT | Prime central location | Strong redevelopment potential

Open House Special Price: €625,000 (was €645,000)

A rare high-ROI investment property in Limassol Marina / Omonia area with excellent long-term capital growth.

OPEN HOUSE

ON WEDNESDAY 25th OF FEBRUARY FROM 11:00 UNTIL 13:00

Mixed-Use Investment Property for Sale in Omonia, Limassol – Near Marina & Port, High ROI, No VAT
Fully renovated mixed-use investment property for sale in Omonia, Limassol, minutes from the Port and Limassol Marina and close to Omonias Avenue. Set on a 261 m² plot (120% building density), ideal for investors, commercial use, offices or residential apartments.

- ✓ High rental demand in central Limassol – 6%+ ROI
- ✓ Easy conversion into 3 independent residential or office units
- ✓ No VAT | Prime central location | Strong redevelopment potential

Open House Special Price: €625,000 (was €645,000)

A rare high-ROI investment property in Limassol Marina / Omonia area with excellent long-term capital growth.



BOOK YOUR VIEWING AT ☎ 99 727516 / 25 760781

email: sachilleos@foxreality.eu

Address: Galinou 13, Limassol 3052, Cyprus