

256m² Building for Sale in Limassol District

Fully renovated mixed-use building near Limassol Port & Marina. Ideal for company offices or investors. 6%+ ROI, 120% density, high rental yield. No Vat!

Open House Limassol investment property, 25 Feb 2026 (11:00-13:00), Galinou 13, Omonoia, Limassol. Renovated mixed-use building. €625,000 price valid until event.

Prime Investment Opportunity in Omonoia, Limassol

A unique opportunity to acquire a fully renovated mixed-use building in the heart of Limassol, located just 100 meters from Omonoias Avenue and Pafou Avenue — two of the most dynamic commercial and residential corridors in Cyprus.

Set on a 261 m² plot with 120% building density, this modern...

Property Info	Plot / Area Info	Additional info
Covered Area	256	Reference Number
Furnishing	Unfurnished	Property type
Air Conditioning	All rooms, Yes	Condition
	Plot area	Bathrooms
	Parking	
	261	31524
	Covered, Yes	Building
		Pre-Owned
		3

Amenities	Location
• Guest WC	Region: Limassol Coordinates: 34.673880300057 / 33.012421729347

Price: €625 000 + VAT

VAT for this property is **€67,480** or **€118,750**. 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 Price per SQM	~€21 600.00 €2 441.00/m²	Common expenses	None
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Representative: FOX

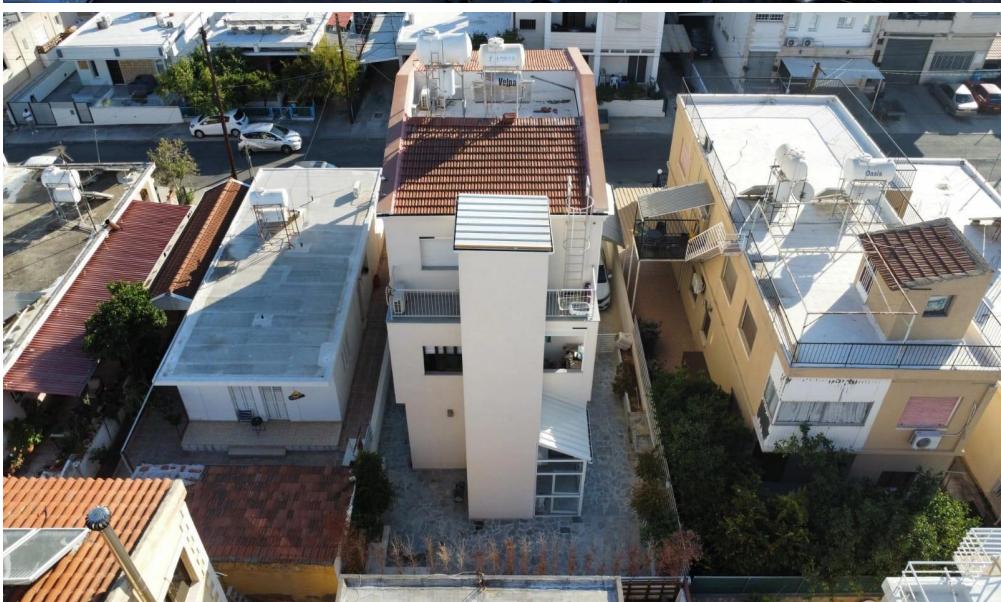
Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€675 000 on Oct 18, 2025

€645 000 on Nov 18, 2025

€625 000 on Jan 31, 2026













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Αυτόματο ζεύγος

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FOX
PROPERTY SERVICES

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 Omonia 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.

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BOOK YOUR VIEWING AT ☎ 99 727516 / 25 760781

email: sachilleos@foxrealty.eu

Address: Galinou 13, Limassol 3052, Cyprus