

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 Omonia, Limassol

A unique opportunity to acquire a fully renovated mixed-use building in the heart of Limassol, located just 100 meters from Omonias 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

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: €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.

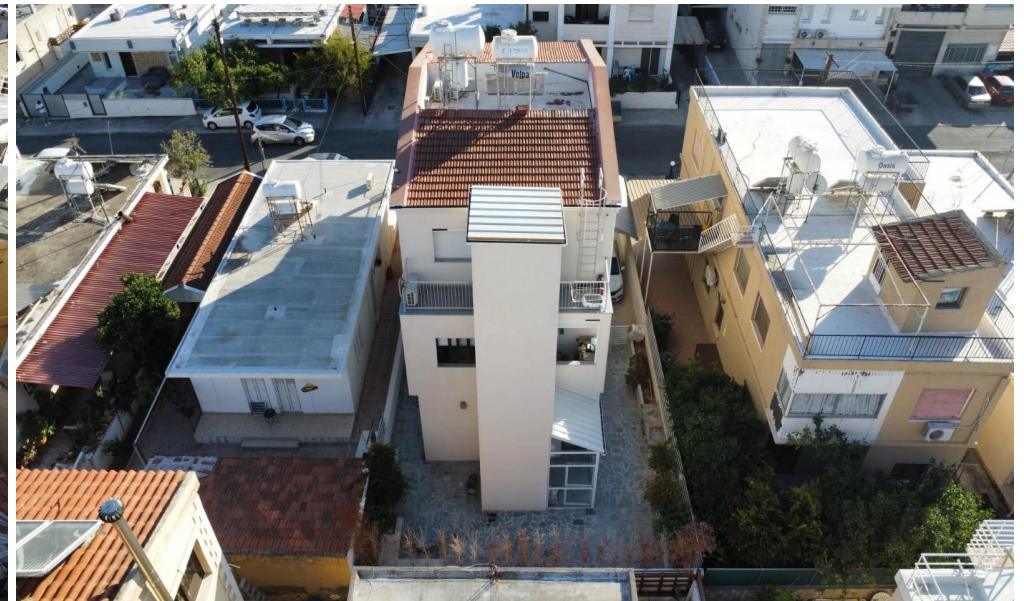
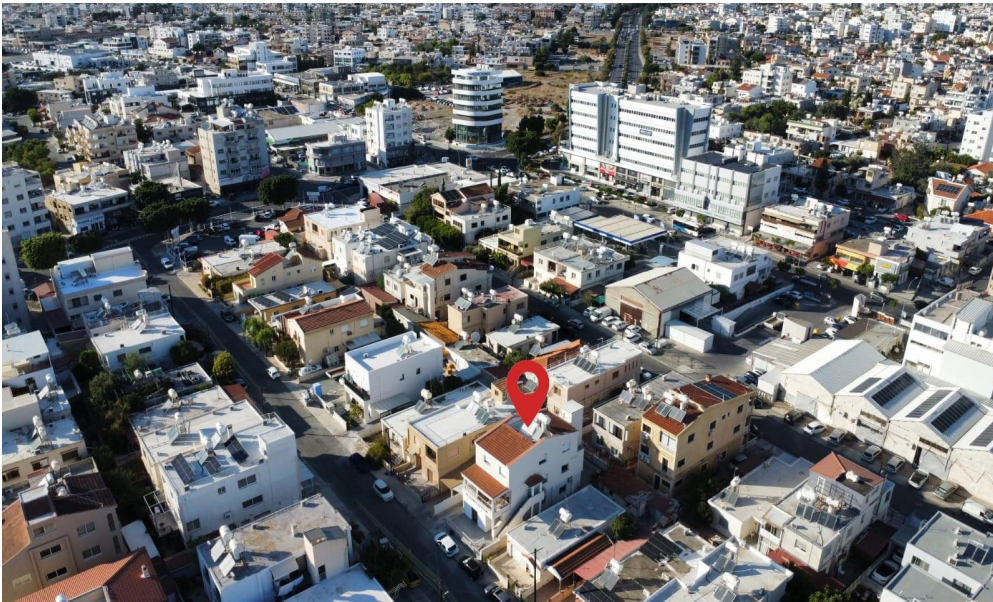
VAT	Excluded	Title transfer fee	~€21 600.00	Common expenses	None
		Price per SQM	€2 441.00/m²		

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			

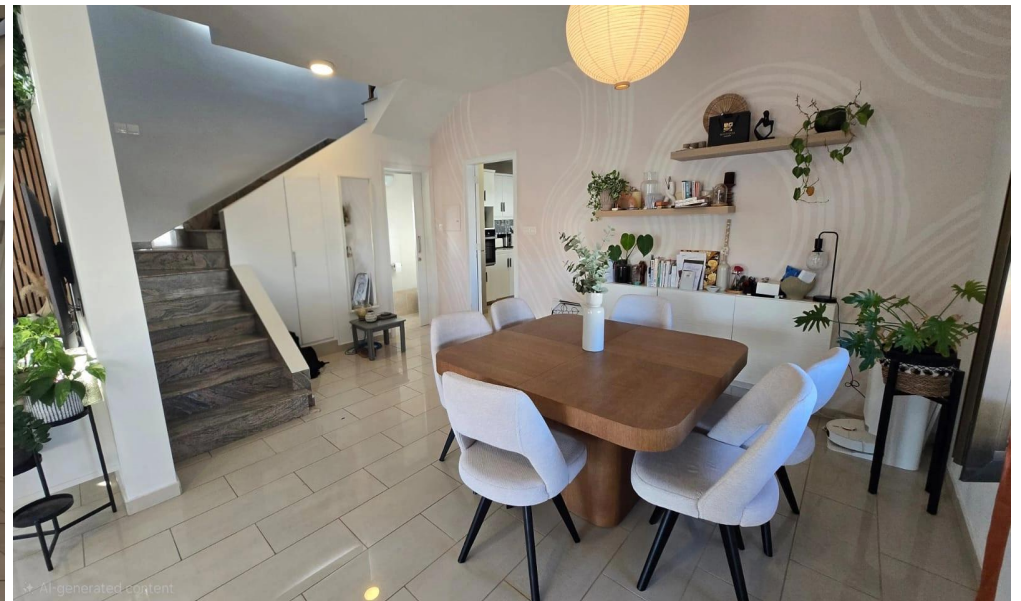
Price change history

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

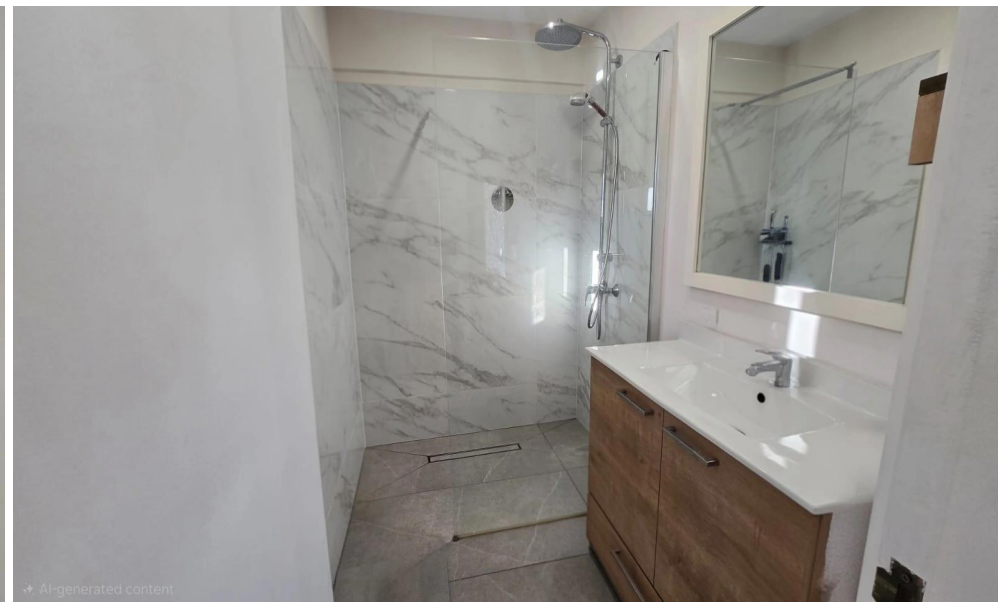












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OPEN HOUSE

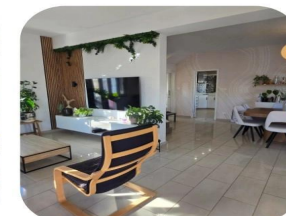
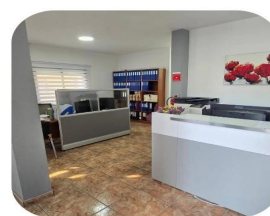
ON WEDNESDAY 25th OF FEBRUARY FROM 11:00 UNTIL 13:00

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)

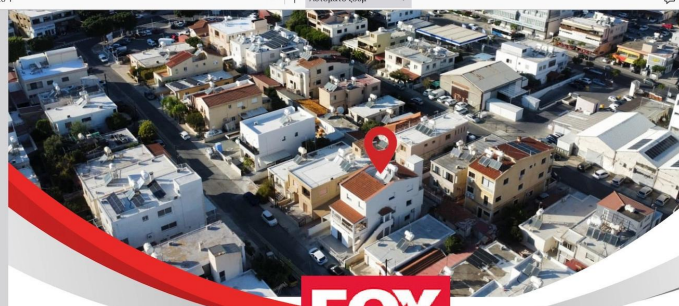
A rare high-ROI investment property in Limassol Marina / Omonia area with excellent long-term capital growth.



BOOK YOUR VIEWING AT ☎ 99 727516 / 25 760781

email: sachilleos@foxrealty.eu

Address: Galinou 13, Limassol 3052, Cyprus



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OPEN HOUSE

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