

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. Price reduced to 645,000 euros. No Vat!



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 Limassol property is an ideal investment for a company seeking offices near Limassol Port and city centre, or for a clever investor wishing to rent each apartment individually, generating a minim...

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: €645 000 + VAT

VAT for this property is **€69,640** or **€122,550**. 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	~€22 400.00	Common expenses	None
		Price per SQM	€2 520.00/m²		

Representative: FOX

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Price change history

€675 000 on Oct 18, 2025
€645 000 on Nov 18, 2025











