

## 256m<sup>2</sup> 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 m<sup>2</sup> plot with 120% building density, this modern...

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

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

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€21 600.00</b> <b>€2 441.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

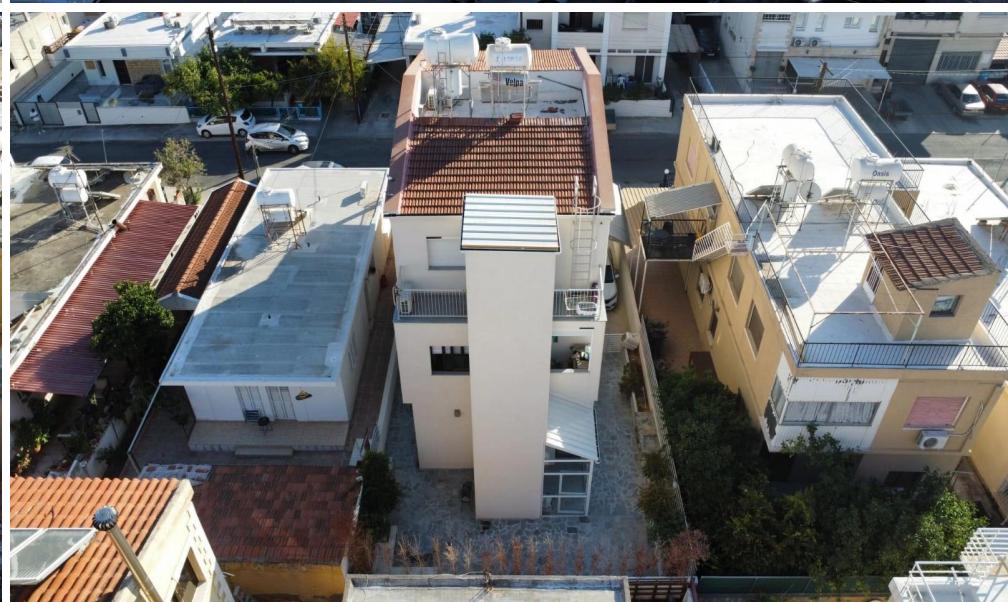
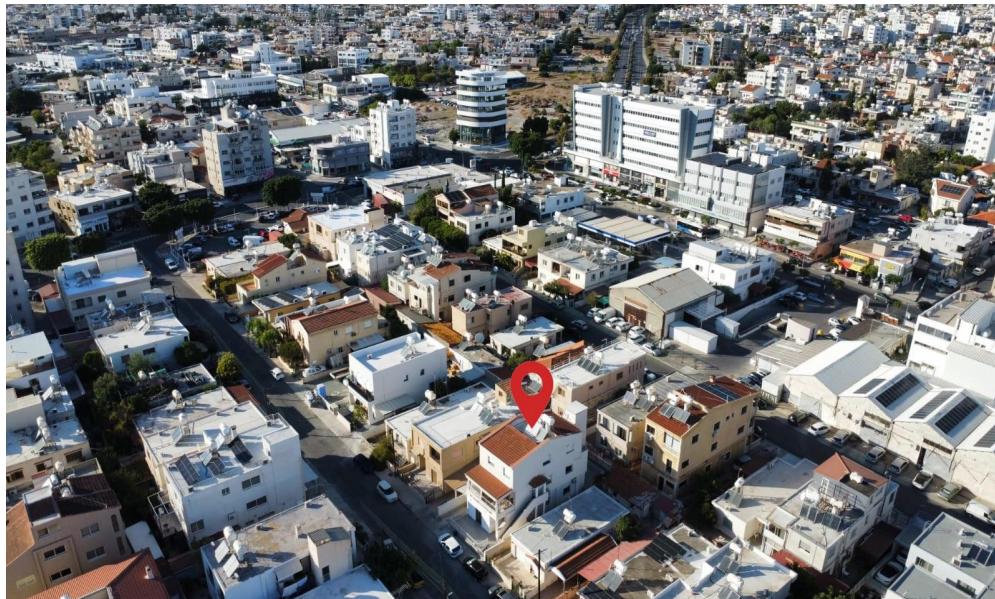
Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## 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

AI-generated content

**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 m<sup>2</sup> 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](mailto:sachilleos@foxrealty.eu)

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