

256m² Commercial for Sale in Limassol District

Mixed use commercial property for sale in Omonia Limassol with strong rental income, development potential and high ROI. Prime investment opportunity. 

A rare opportunity to acquire a fully renovated mixed-use investment building for sale in Limassol, located in the prime Omonia / Omonias Avenue area, just minutes from Limassol Port, Limassol Marina and the city centre.

This exceptional investment property for sale in Limassol is set on a 261 m² plot with 120% building density, offering outstanding flexibility for commercial use, corporate offices, residential apartments or multi-unit rental investment. Ideal for both local and foreign investors seeking a high-ROI property...

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 **32603**
 Property type **Other Commercial**
 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.

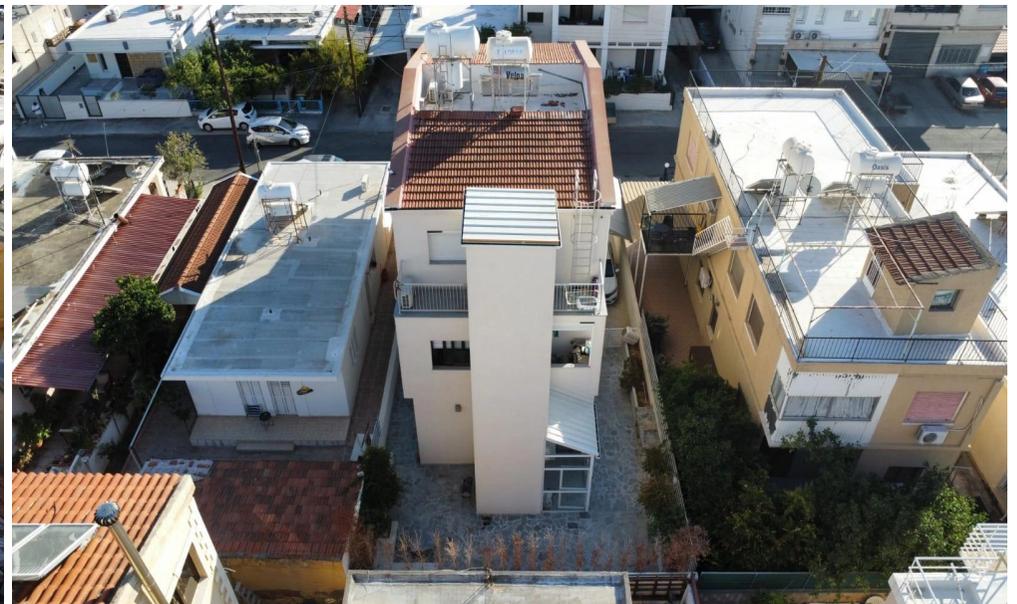
VAT	Excluded	Title transfer fee	~€19 600.00	Common expenses	None
		Price per SQM	€2 246.00/m²		

Representative: FOX

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License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
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Price change history

€645 000 on Jan 28, 2026
 €625 000 on Jan 31, 2026
 €575 000 on Feb 18, 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.

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BOOK YOUR VIEWING AT ☎ 99 727516 / 25 760781

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