

256m² Building for Sale in Limassol District

Mixed-use investment property for sale in Omonia, Limassol near Limassol Marina & Port. High ROI 6%+, No VAT, Prime Central Location.



Overview of This Mixed-Use Investment Property in Omonia, Limassol

This mixed-use investment property for sale in Omonia, Limassol represents a rare opportunity for investors seeking stable rental income, redevelopment flexibility, and long-term capital growth in one of Cyprus’ strongest real estate markets.

Located just minutes from the Limassol Marina and the Port of Limassol, the property sits in a prime central location with consistently high rental demand.

The building has been fully renovated and is set on a 261 m² p...

Property Info		Plot / Area Info		Additional info	
Covered Area	256	Plot area	261	Reference Number	32602
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Building
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
				Bathrooms	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	~€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

€645 000 on Jan 29, 2026
 €625 000 on Jan 30, 2026



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 Omonoias 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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