

## 66m<sup>2</sup> Commercial for Sale in Limassol District

An excellent investment opportunity in the vibrant area of Neapoli, Limassol, offering immediate and stable rental income. This well-maintained commercial property includes a ground-floor shop and a separate mezzanine studio, creating two independent rental streams in a prime central location.



The ground-floor retail shop is currently rented for €950 per month under an active 4-year lease agreement. The contract includes a 10% rental increase every two years, providing investors with predictable income growth over time.

Above the shop, the mezzanine level has been converted into a studio, which is separately rented for €750 per month. The studio has its own private entrance...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**66**  
**Partially furnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number **33189**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

#### Location

Region: **Limassol**  
Coordinates: **34.688498679912 / 33.064202733133**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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	<b>~€5 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 409.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€240 000 on Mar 17, 2026

€225 000 on Apr 30, 2026



