

66m² 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	66
Furnishing	Partially furnished
Heating	Central Heating, Yes
Air Conditioning	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: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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	~€6 200.00	Common expenses	None
		Price per SQM	€3 636.00/m²		

Representative: FOX

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Price change history

€240 000 on Mar 17, 2026



