

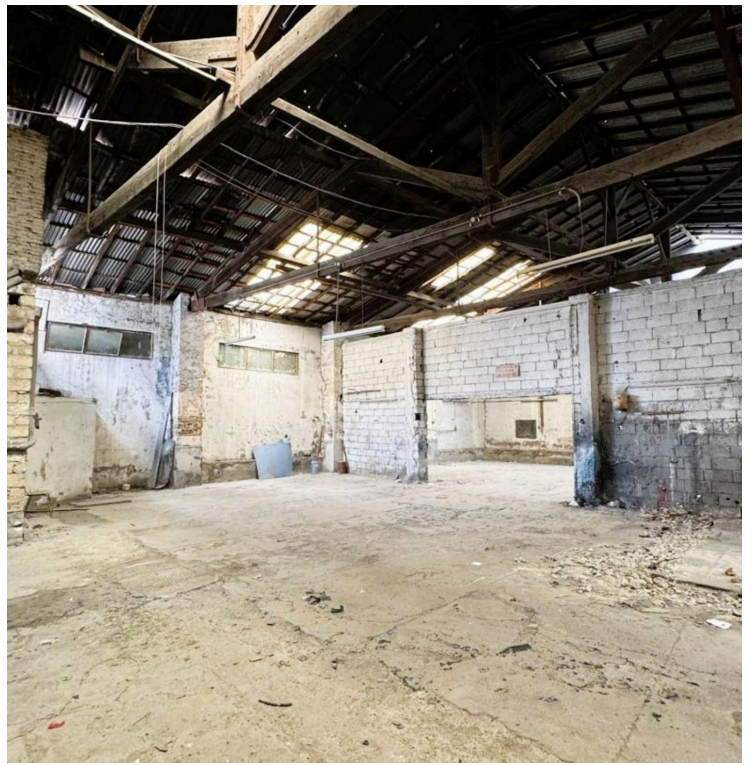
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LISTED TWO STORE MIXED USE BUILDING FOR SALE IN THE LIMASSOL HISTROCAL CENTER

📍 Limassol, City Center, Limassol

€2,300,000





Overview

Specifications

Bedrooms

 5

Covered

 731 m²

Type	Apartment Building	Status	Resale
Plot	596 m²		

Description

Listed Two-Storey Mixed-Use Property , A rare investment opportunity in the Historical Center of Limassol , . This two-storey mixed-use listed building offers significant potential for developers and investors.

Property Details:

- Land Area: 596 m²
- Building Size: 731 m²
- Additional Building Factor: 223 m²
- Building Density: 140%

- Building is Ready for Renovation: All permits secured (the new owner can choose to modify the permits and/or use. Suitable for shops, apartments, boutique hotels, offices, university accommodation, multipurpose open plan space, etc).

• Financial Incentives:

- o Eligible for up to 40% renovation reimbursement.
- o Excess building factor (223 m²) can be sold or transferred.
- o Tax exemption of the rents collected by the owner.
- o Exemption from property tax.
- o Return of transfer fee & other various Government Incentives.

Investment Potential: With renovation approvals in place and additional building rights, this property's value is set to grow significantly.

PRICE: €2.3 million (no VAT)



Additional information

Features

Easy access to main roads

Heart of city center

High ceilings

Near amenities

Near bus route

Contact us



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