

For Sale, Building, Mixed-use Building, Limassol, Omonia, 893m², 456m²

For Sale : **€ 3,500,000**

Description
Prime Mixed-Use Investment Landmark in Omonoia, Limassol
High-Yield Asset in the Heart of Limassol's Port District

Imagine acquiring a high-performing asset where the industrial momentum of the Mediterranean's busiest port meets a robust residential market. This imposing mixed-use building in the Omonoia area offers a seamless blend of commercial visibility and residential scale, making it a "trophy" property for institutional investors or family offices seeking reliable, diversified cash flow.

Diverse Composition & Development Potential
Set on a 456m² plot, the building features:
Commercial Hub: Two high-visibility ground-floor shops with mezzanines, perfect for retail or showrooms.
Residential Portfolio: Eight expansive 3-bedroom apartments, each designed with an open-plan living/dining area, separate kitchen, guest WC, and covered verandas.
Infrastructure: A large basement dedicated to secure parking.
Future Growth: Falling within Commercial Zone Eβ4 (140% density), there is significant potential for modernization or redevelopment within a high-density allowance.

Location & Strategic Benefits
Situated in one of Limassol's most central commercial arteries, the property is surrounded by top-tier infrastructure:
The Business Gateway: Minutes from the Limassol Port and the New Port's administrative hubs.
Retail & Leisure: Direct access to My Mall Limassol and the City of Dreams Mediterranean casino resort.
Essential Services: Surrounded by major banks, corporate headquarters, and the Limassol Social Insurance offices.

Contact G&P Lazarou Estate Agents today at +357 25024949 to secure this exceptional investment!

Details

Property Type: **Building**
Website

Status: **Available**

Unit Number: **65**

Main Features

Property Subtype: **Mixed-use Building**
Floors Building: **4**

Construction Stage: **Resale**

Covered Parking: **1**

Area

Covered Area: **893m²**

Plot Area: **456m²**

Further Details

Elevator

Gallery


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ESTATE AGENTS
New Port passenger terminal
Limassol Bay