

For Sale, Building, Mixed-use Building, Limassol, Agia Zoni, 486m²

For Sale : **€ 2,600,000**

Description
High-Potential Investment: Commercial & Residential Building in Agia Zoni, Limassol
Prime Core Opportunity with Unrivaled Development Upside

Imagine acquiring a landmark asset where the vibrant commercial pulse of central Limassol meets extraordinary vertical growth potential. Located in the elite Agia Zoni district, this two-storey building is a "blank canvas" for investors seeking immediate rental income combined with high-density redevelopment possibilities in the city's most prestigious commercial zone.

Diverse Composition & Future Growth
Set on a 486m² plot, the current structure is a high-utility mix of retail and residential:
Commercial Ground Floor: Three high-visibility shops with mezzanines, perfectly positioned for premium retail or professional showrooms.
Residential Level: Three spacious apartments supported by a dedicated roof-level laundry facility.
Development Potential: Falling within Zone Eβ2 (180% density), the site allows for a 24m height. Crucially, a permit for eight floors can be obtained, offering a massive leap in floor area ratio.

Location & Neighborhood Benefits
Situated in the heart of Limassol's urban core, you are seconds away from the city's primary landmarks:
Retail & Business: A stone's throw from the prestigious Gladstonos Street and Makariou Avenue, home to global banks and luxury boutiques.
Amenities: Walking distance to the Limassol District Office, private clinics, and the historic city center.
Connectivity: Central positioning ensures effortless access to the seafront and the highway via the city's main arteries.

Contact G&P Lazarou Estate Agents today at +357 25024949 to discuss this rare development opportunity!

Details

Property Type: **Building**
Website

Status: **Available**

Unit Number: **192**

Main Features

Property Subtype: **Mixed-use Building**
Covered Parking: **1**

Construction Stage: **Resale**

Construction Year: **1968**

Area

Plot Area: **486m²**

Gallery

