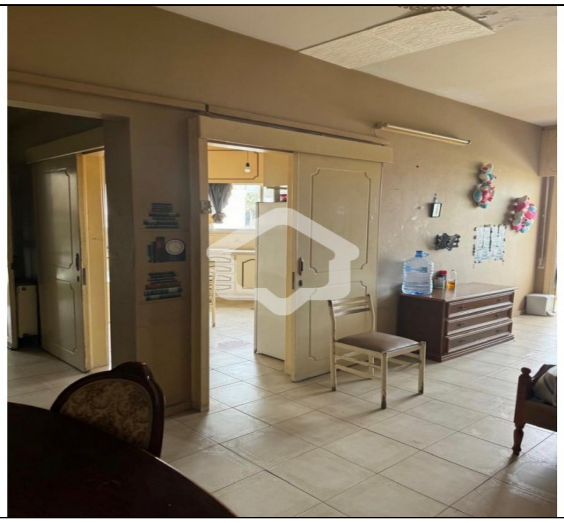

For Sale, Building, Mixed-use Building, Limassol, Apostolos Andreas, 217m², 276m²

For Sale : **€ 420,000**

Description
Prime Mixed-Use Investment Opportunity in Apostolos Andreas, Limassol
The Strategic Dual-Income Asset You Deserve

Imagine an investment that works twice as hard for you—where the steady demand of Limassol's residential market meets the high-visibility potential of a ground-floor commercial space. This versatile mixed-use building in the central Apostolos Andreas area offers a seamless blend of retail and residential utility, perfect for savvy investors or business owners seeking a "live-work" solution.

Functional Design & Double Utility
The property features a spacious ground-floor shop, ideal for a neighborhood boutique, office, or service center. Above, the first floor hosts a three-bedroom apartment, delivered furnished with a separate kitchen, cozy sitting area, and an expansive living room designed for family comfort. This "two-in-one" configuration allows for diversified rental income or private use with an integrated business base.

Location & Neighborhood Benefits
Situated in a high-demand, traditional residential hub, the property is surrounded by urban essentials:
Daily Shopping: Seconds away from AlphaMega Hypermarket and local artisan bakeries.
Education & Services: Walking distance to several public schools, major banks.
Accessibility: Just a 5-minute drive to the Limassol Marina and the city's historic center.

Contact G&P Lazarou Estate Agents today at +357 25024949 to arrange your private viewing!

Details

Property Type: **Building**
Website

Status: **Available**

Unit Number: **9**

Main Features

Property Subtype: **Mixed-use Building**
Bathrooms: **2**
Floors Building: **2**

Construction Stage: **Resale**
Kitchen Type: **Separated**

Construction Year: **2007**
Furnished: **Partially Furnished**

Area

Covered Verandas: **19m²**
Total Area: **236m²**

Covered Area: **217m²**

Plot Area: **276m²**

Gallery









