

#11166

Commercial Building For Sale Omonoias Limassol

📍 Omonia, Limassol

€600,000





Overview

Specifications

Covered

 **262 m²**

Type	Commercial Building	Status	Resale
Plot	278 m²	Year of construction	1985
Covered veranda	16 m²	Title deed	Yes
Mezzanine	93 m²	Energy efficiency rating	 Exempt

Description

A versatile mixed-use building offering strong income potential and multiple configuration options, ideal for investors seeking a combination of commercial and residential returns.

Ground Floor :

The ground level consists of two (2) shops, each featuring a mezzanine level and private toilet facilities. The total shop area is 64 sq.m., with an additional 36 sq.m. of legal mezzanine space plus a 28 sq.m. extension. On the eastern side of the building, there is a pilotis (open ground-level area) and a staircase providing access to the upper floors. Eastern Mezzanine (Rear Section). The eastern mezzanine has been converted into a 57 sq.m. apartment, comprising a living room, kitchen, one bedroom, and a shower with toilet — offering immediate residential use or rental income.

1st Floor :

The first floor totals 117 sq.m. plus 8 sq.m. covered veranda and is configured into:

One (1) one-bedroom apartment at the front, featuring a living room, kitchen, shower with toilet, and one bedroom.

Two (2) rear studios, each with a living room, kitchen, and shower with toilet.

This layout allows for multiple rental streams from three independent residential units.

2nd Floor :

The second floor (117 sq.m. plus 8 sq.m. covered veranda) consists of an unfinished apartment, currently at the plastering stage, with construction works suspended. This provides a valuable opportunity for customization or further value enhancement.

Key Highlights:

- * Mixed-use commercial and residential building
- * Multiple income-generating units
- * Expansion and value-add potential

Additional information

Features

Easy access to main roads

Main road

Near amenities

Near public transport

Veranda

Distances

Amenities

 100 m

Airport

 64 km

Public transport

 300 m