


# Mixed-Use Building In Agia Zoni, Limassol

Nikokleous 2, Lemesos 3027, Cyprus

For Sale : **€ 2,300,000**

**Description**
Detached mixed-use development building in the heart of Limassol — Agia Zoni area, on one of the most commercial roads of Agia Fylaxeos, just below Makarios Avenue. Easy access to any part of the city. Whole-building investment with diversified residential and commercial income.

The Building
- Mixed-use: 5 residential properties + 7 commercial shops
- 1,052 sqm internal covered area
- 710 sqm plot
- Resale condition
- Energy Efficiency Class C
- 2 floors over ground level

Ground Level — 7 Shops
- Shop 1: 93 sqm
- Shop 2: 56 sqm
- Shop 3: 61 sqm
- Shop 4: 34 sqm
- Shop 5: 55 sqm
- Shop 6: 61 sqm
- Shop 7: 65 sqm

1st Floor — 4 Apartments
- Apartment 1: 73 sqm
- Apartment 2: 84 sqm
- Apartment 3: 100 sqm
- Apartment 4: 72 sqm

2nd Floor — Penthouse
- 300 sqm covered area + 29 sqm uncovered area

Development Potential
- Additional Building Density Ratio of 147 sqm available for further development

Investment Highlights
- Whole-building asset with diversified income (commercial + residential)
- Heart of Limassol on a major commercial road
- Just below Makarios Avenue — strong footfall and visibility
- Existing density allowance for value uplift

Location
- Agia Zoni, central Limassol
- On Agia Fylaxeos, just below Makarios Avenue
- Postal code: 3025

## Details

Property Type: **Building** Status: **Available** Website

## Main Features

Property Subtype: **Mixed-use Building** Construction Stage: **Resale**

## Area

Internal Area: **1,052m²**
Covered Area: **1,052m²**
Plot Area: **710m²**
Total Area: **1,052m²**

## Energy & Heating

Energy Efficiency Grade: **C**

# Gallery






