

# Commercial Building In Old Town, Limassol

Commandarias 16-21, Lemesos 3036, Cyprus

For Sale : **€ 4,200,000**

**Description**
Renovated listed commercial building in Limassol's old town (Historical Centre) — about 200 m from Limassol Marina. Income-producing tenanted asset with significant tax advantages: as a renovated listed building, all rental income is tax-free.

The Building
- 550 sqm total covered area
- 693 sqm plot
- Renovated listed building
- Resale condition
- Initially renovated for boutique-hotel use — adaptable for hospitality, F&B, offices or mixed commercial

Income Profile (per seller)
- Current rent: €20,000 / month
- Annual rent: €240,000
- Indicative gross yield: ≈5.71% on €4.2M
- Special tax benefit: as a renovated listed building, ALL rental income is tax-free

Investment Highlights
- Tax-exempt rental income — exceptional listed-building advantage
- Prime old-town location, 200 m from Limassol Marina
- Boutique-hotel-grade renovation already in place
- Suitable for hospitality, F&B, offices or mixed commercial use
- Heritage building character with renovation works completed

Location
- Limassol Old Town / Historical Centre
- About 200 m from Limassol Marina

## Details

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

## Main Features

Property Subtype: **Commercial Building** Construction Stage: **Resale**

## Area

Internal Area: **550m²** Covered Area: **550m²** Plot Area: **693m²**
Total Area: **550m²**

## Energy & Heating

Energy Efficiency Grade: **H**

# Gallery







