

Commercial Building In City Center, Limassol

Kanari 34-24, Lemesos 3041, Cyprus

For Sale : **€ 3,600,000**

Description

Exceptional four-storey commercial building in the heart of Limassol's historic Agora city centre, just 400 metres from the sea. The 1,000 m² building is fully tenanted with immediate rental income from 13 offices and 2 retail shops, providing a strong current yield alongside outstanding redevelopment potential. Subject to planning approval, the property can be converted into up to 36 modern apartments or studios — ideal for serviced apartments, student accommodation or short-term rentals given the central location. Prime position walking distance to Limassol Marina, restaurants, cafés, bars, shops, banks, universities and government offices, with excellent transport links and consistently strong rental demand. Building features include A/C, CCTV surveillance, granite worktops, marble flooring, security entrance doors and green area, with a breakfast bar and outdoor area on site. Close to both the port and the sea.

Details

Property Type: **Retail**

Status: **Available**

Website

Main Features

Property Subtype: **Shop**

Construction Stage: **Resale**

Floors Building: **4**

Area

Covered Area: **1,000m²**

Total Area: **1,000m²**

Energy & Heating

Energy Efficiency Grade: **H**

Gallery









