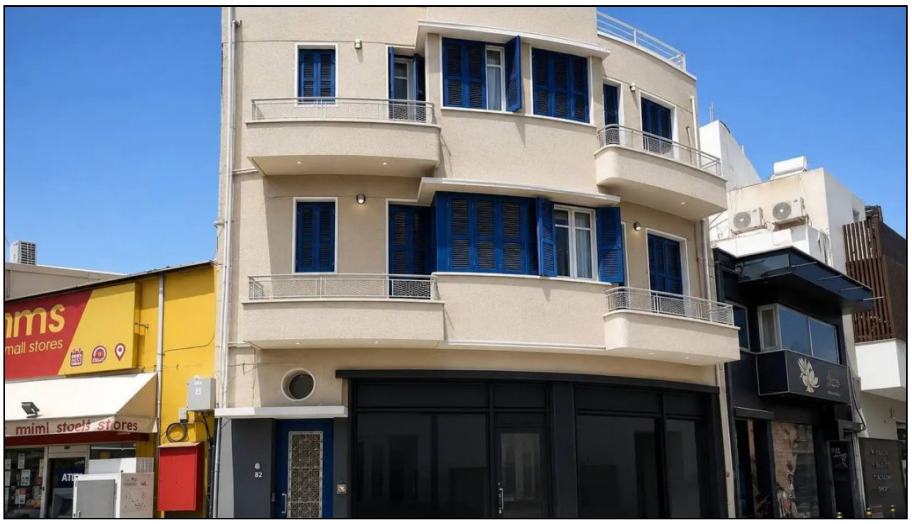


Mixed-Use Building near Limassol Marina, Limassol

For Sale : **€ 1,150,000**

Description
A rare opportunity to acquire a whole historic building in the heart of Limassol's old town, just a one-minute walk from the seafront and Limassol Marina — one of the island's most sought-after and consistently appreciating locations. As the historic quarter is protected from new construction, supply here is physically limited, supporting long-term value.

The building is arranged over three levels plus a usable roof terrace. The ground floor (30 m²) has its own separate street entrance and panoramic glazing in shell-and-core condition, ready for the new owner to create a coffee shop, showroom or office. The first floor (32 m²) is a fully finished studio with two balconies, and the second floor (32 m²) is an identical finished studio with its own balconies.

The 25 m² usable roof terrace enjoys sea views — an ideal private outdoor space. The two finished studios are ready to move into and can generate rental income from day one, while the ground floor adds commercial potential, combining residential and commercial use within a single independent asset.

A fully independent building with no management company or shared building fund, giving the owner full control and no recurring communal costs.

Key Features:
- Whole historic building in Limassol's protected old town
- Three levels plus a 25 m² usable roof terrace with sea views
- Two fully finished studios (first and second floors), ready to move in
- Ground-floor commercial space with separate entrance (shell & core)
- Total area 132 m²; balconies on both upper floors
- Fully independent — no management company or communal fund
- Condition: Resale, ready to move in
- Energy Efficiency: B+

Details

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

Main Features

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

Area

Internal Area: **94m²** | Covered Area: **94m²** | Total Area: **132m²**

Energy & Heating

Energy Efficiency Grade: **B+**

Further Details

Sea View

Gallery



