

Building in Historical Center, Limassol

M2HW+P4W Limassol, Cyprus

For Sale : **€ 4,500,000**

Description
We present to your attention a unique building for sale in the heart of Limassol, located on Heroes Square. The sale of the building is carried out directly from the owner, without intermediaries

The building consists of:
1st floor:
- on the east side, facing the park, there is a cafe-restaurant, with a separate kitchen, a dedicated area for washing dishes, a separate bathroom and shower for staff, as well as a fire exit. Also, 2 men's and 2 women's toilets.
There is a license that can be renewed after renovation.
- on the west side, facing the park, there is a nightclub that had a cabaret license, which can be renewed after renovation.
Separate dedicated bar area, stage, balconies for guests, dance floor, men's and women's restrooms, separate fire exit, and a passage to the kitchen for serving food.

2nd floor:
- large veranda overlooking the park, with toilets for men and women
- office
- a large hall that can be adapted as a restaurant, a venue for conferences, meetups, etc. Also, 2 men's and 2 women's toilets.
Separate fire exit.

Total useful and other areas in the building are around 800 sq.m.

The building's advantages:
1. Existing permits that can be renewed after renovation
2. Historical building - rental income is not taxed
3. All infrastructure is for a full-fledged recreation center.
4. Since the facade of the building is located on the square, you can get permission to have tables right on the square
5. The square is planned to be converted into a completely pedestrian area by 2024 - traffic will increase significantly
6. There are unsold square meters for resale and/or completion of other properties

Details

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

Main Features

Property Subtype: **Mixed-use Building** | Construction Stage: **Resale** | Floors Building: **2**

Area

Covered Area: **800m²**

Energy & Heating

Energy Efficiency Grade: **B**

Further Details

Secure Door

Gallery

















