



Mixed-use building in Omonoia, Limassol





- Five-storey mixed-use building with a basement located on one of Limassol's most commercial roads, Omonoia Avenue.
- ➤ Close proximity to Limassol's city center and easy access to the highway.
- ➤ Comprises of 1,379sqm consisting one shop with mezzanine on the ground floor, and apartments and offices on the upper floors.





Close proximity to a number of projects in the area (Limassol Marina, «City of Dreams Mediterranean» casino resort and LF Limassol Greens Gold Resort).





CHARACTERISTICS:

Parcel area	1,150 sqm
Total Covered Area	1,379 sqm
Number of floors	5
Year of completion	1994
Elevator	YES



- ➤ Basement Consists of a storage area (Currently rented as a gym and martial arts school) and parking spaces;
- ➤ Ground Floor Consists of a shop and a covered parking area;
- Mezzanine It comprised of the shop's mezzanine area and it used as an office space area;

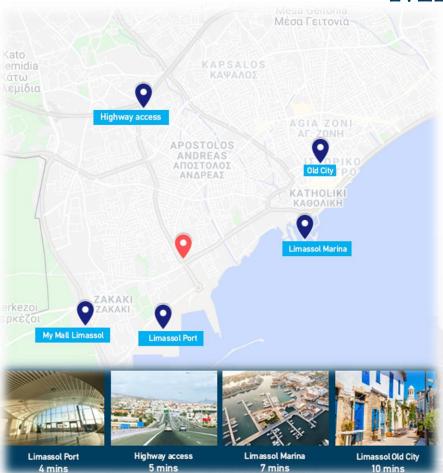
- > Total area 850 sqm;
- ➤ Shop internal area 217 sqm;
- > Covered parking area 204 sqm;
- ➤ Internal area 127 sqm.



- ➤ 1st Floor It comprises of four (4) studio apartments, uncovered verandas and a storage area;
- > 2nd & 3rd Floors It comprises of office space areas plus uncovered verandas;
- ➤ 4th floor It comprises of one (1) twobedroom apartment and six (6) studio apartments plus uncovered verandas;

- ➤ Internal area 175 sqm Uncovered verandas - 35 sqm Storage area - 13 sqm;
- ➤ Internal area 687 sqm Uncovered verandas - 87 sqm;
- ➤ Internal area 300 sqm Uncovered verandas - 35 sqm.

MAP





CITR

THE ASSET



- Premium central location along the main commercial road Omonoia Avenue, providing high visibility;
- € High rental yield;
- Ideal for showroom, business offices or multi-storey development;
- Easy access to the city center and the highway;

CITY OF LIMASSOL

- Home to island's main port acting as trade and services center in the eastern Mediterranean;
- **I** The fastest growing real estate city in Cyprus;
- Continuous development projects: Limassol Marina, biggest casino resort in Europe, shopping malls.

Investment Opportunity





CONTACT DETAILS:

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