



# 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:

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

- **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) two-bedroom 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



Limassol Port  
4 mins



Highway access  
5 mins



Limassol Marina  
7 mins



Limassol Old City  
10 mins

# Investment Opportunity

## 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;



The fastest growing real estate city in Cyprus;



Continuous development projects: Limassol Marina, biggest casino resort in Europe, shopping malls.





## CONTACT DETAILS:

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**Șerban Arăboaei – Area Sales Manager**

**E-mail: [serban.araboaei@citro.ro](mailto:serban.araboaei@citro.ro)**

**Mobile: 0040 721 331 854**

