

#25846



## Commercial Building for Sale in Limassol Center

€690,000

€790,000

 Agios Ioannis, Limassol

Covered

 265 m<sup>2</sup>

We are presenting you this commercial building-commercial plot now available on the market for sale. The property is located on one of the most central roads in Limassol, surrounded by all amenities and just a few minutes' walking distance from Limassol Marina. The property consists of three separate units: a shop fronting the commercial main road, a three-bedroom house, and a small one-bedroom unit at the back of the house. The property sits on a 438sqm plot, classified under EB3 zone, with a 50% cover ratio and 160% building density allowing for up to 5 floors. This unit is ideal for investment purposes or development due to the high density in the area.

Type	<b>Commercial Building</b>
Plot	<b>438 m<sup>2</sup></b>
Status	<b>Resale</b>
Title deed	<b>Yes</b>
Energy efficiency rating	 <b>Exempt</b>

