

# Mixed-use Building 335 SQM For Sale

**€550,000 Negotiable**

Kapsalos, Limassol City Centre, Limassol

## Key Facts

- 6 Beds
- 335 m<sup>2</sup> Covered Area
- 289 m<sup>2</sup> Land Size
- 50 m<sup>2</sup> Covered Verandas
- Year Built: 1955
- Title Deed: Available

**ID: 33470**



## Indoor Features

- Covered Parking
- Fitted Kitchen
- Provision for Air Conditioning
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Solar System
- Uncovered Parking

## Description

Mixed-use Building For Sale in Kapsalos, Limassol City Centre with No Separate Title Deeds

Central location, on an active road in the heart of Limassol

It boasts excellent access to neighboring communities and Makariou Avenue!

In addition, a plethora of amenities are within walking distance

\*Contains a building permit

Contains 2 Shops + 2 Apartments

335m<sup>2</sup> of Net Indoor area

50m<sup>2</sup> of Covered Verandas

289m<sup>2</sup> of Plot area

Shop 1

73m<sup>2</sup> of Net Indoor area

Shop 2

38m<sup>2</sup> of Net Indoor area

2 x 3 Bedroom Apartments

1st and 2nd Floor

112m<sup>2</sup> of Net Indoor area each

25m<sup>2</sup> of Covered Verandas each

Covered and uncovered parking

Provisions for A/C

Fitted Kitchen

BBQ Areas

Year of Build: 1955

In need of renovations

This building has a lot of potential

It can be an excellent investment opportunity due to its prominent location

Contact us for full information and for a private viewing!