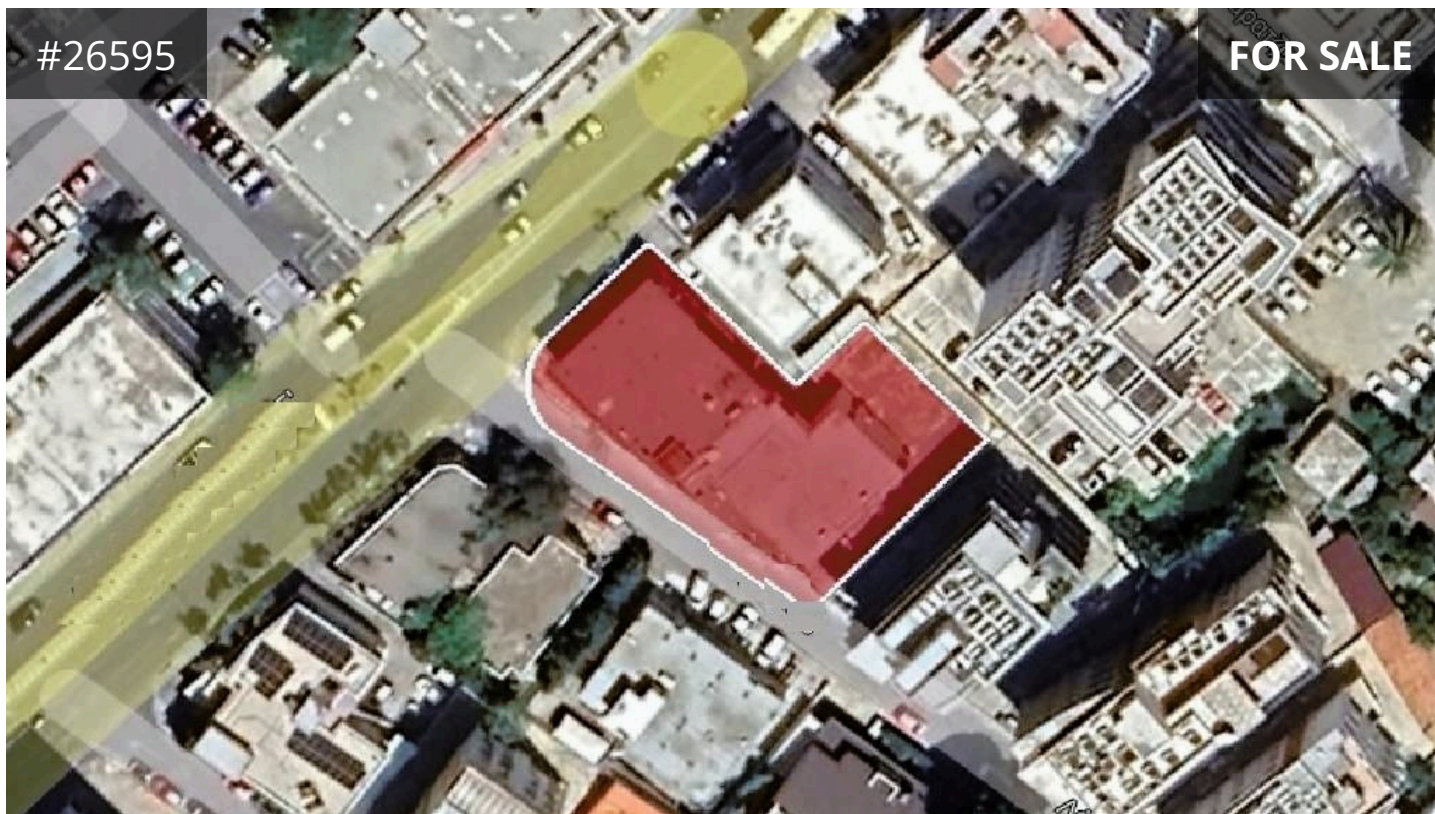


#26595

FOR SALE



## Limassol, Katholiki

1156 m<sup>2</sup> Area

**FOX**

SMART ESTATE AGENCY

## Description

€2,500,000

Unique investment opportunity in a commercial building, located in a prime location in Katholiki area, in Limassol Municipality.

It is ideally situated in an excellent location close to an abundance of amenities and services. It enjoys very good accessibility to the Limassol City Center and the motorway. It is located within Limassol's city center and 1.8km (approx.) north from Limassol Marina.

The building was originally constructed in 1968. The area of the building is 559m<sup>2</sup> (approx.) on the ground floor, 386m<sup>2</sup> (approx.) mezzanine and 1,062m<sup>2</sup> (approx.) basement. The land area is 1156 m<sup>2</sup>.

It is worth mentioning that the property falls within the Commercial Zone Eß2 (46%), with a building density coefficient 180% (up to 5 floors) and within the Residential Zone Ka3 (54%) having building density coefficient 140% (up to 4 floors).

TYPE	Field
PLOT	1156 m <sup>2</sup>
TITLE DEED	Yes



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