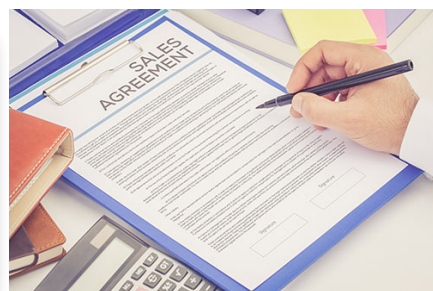
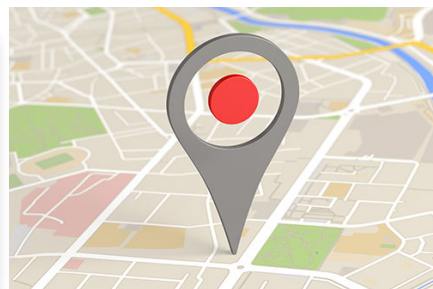


# CORNER RESIDENTIAL/ COMMERCIAL BUILDING IN MESA GEITONIA

## #2578

## €1,250,000



 Bedrooms: 3

 Covered: 389m<sup>2</sup>

 Plot: 437m<sup>2</sup>

 Status: Resale



Grigori Afxentiou 8A,  
4005, Mesa Geitonia  
Limassol

sales@quastilo.com  
+357 95 727 000  
quastilo.com



P R O P E R T Y F O R S A L E

# CORNER RESIDENTIAL/COMMERCIAL BUILDING IN MESA GEITONIA

## OVERVIEW



Limassol, Mesa Geitonia



Apartment Building

# 2578

## DESCRIPTION

Introducing a good opportunity to own a prime corner building located on the bustling Arch. Makarios III Avenue in Mesa Yitonia, Limassol. This property offers an enticing blend of commercial and residential prospects, making it an ideal investment for discerning buyers. This two-storey building, originally erected in 1976 and renovated in 1987, sits on a privileged corner plot measuring 437m<sup>2</sup>. It is positioned in the commercial building zone Eβ4, boasting a building density of 140%, a coverage density of 50%, and the potential to expand up to 4 floors. The building comprises:

- Unit 1: A spacious shop of 79m<sup>2</sup> complemented by a mezzanine of 42m<sup>2</sup>.
- Unit 2: Another shop measuring 41m<sup>2</sup> with a mezzanine of 20m<sup>2</sup>.
- Upper Residence: A well-appointed 3-bedroom residence with an internal covered area of 207m<sup>2</sup> and an additional 15m<sup>2</sup> of covered verandas.

This versatile building is perfectly suited for commercial, residential, or mixed-use purposes, providing a myriad of opportunities for its new owner.

## FACILITIES

## FEATURES

## DISTANCES

**Amenities:** 100 m

**Airport:** 50 km

**Sea:** 1.8 km

**Public transport:** 100 m

**Schools:** 500 m

**Resort:** 1.5 km



Grigori Afxentiou 8A,  
4005, Mesa Geitonia  
Limassol

sales@quastilo.com  
+357 95 727 000  
quastilo.com



P R O P E R T Y F O R S A L E