



Investment Opportunity at a Prime Location in Nicosia Center.

For Sale : € 790,000

Description

An exceptional investment opportunity in Nicosia's vibrant commercial center, this prime corner retail unit is ideally situated in Agioi Omologites, offering high visibility and excellent accessibility.

Property Overview:

- Total Built Area: ~251 sq.m.
- Energy Category: C
- The property has acquired a separate title deed.

Layout Details:

- Ground Floor:
 - Spacious open-plan layout
 - Fully equipped kitchen facilities
 - Storage room
 - Guest restrooms
- Mezzanine (Approx. 135 sq.m.):
 - Additional open-plan space
 - Men's and women's restrooms
 - Changing rooms
 - Staff restrooms with shower
 - Second kitchen
 - Extra storage space
- Outdoor Spaces:
 - Covered Area: 28 sq.m.
 - Uncovered Area: 120 sq.m.
 - Exclusive Use of External Pavement: ~148 sq.m.
- Parking:
 - Total Covered Spaces: 13
 - 6 in the basement
 - 7 on the second basement level

Investment Highlights:

- Current Yield: 5.3% ROI
- Lease Term: Active until November 2030
- Includes 2% annual rental increases
- Optional 5-year renewal included in agreement
- Ownership: Separate title deed available

This asset offers excellent long-term income potential, thanks to a stable lease agreement and flexible usage options, including retail, dining, or showroom operations. The combination of generous indoor and outdoor spaces makes it especially appealing for businesses seeking high-footfall locations in Nicosia's core.

Details

Property Type: **Retail**

Status: **Available**

[Website](#)

Main Features

Construction Year: **2008**
Kitchens: **2**

Bathrooms: **2**
Furnished: **Unfurnished**

WC Bathrooms: **5**
Floors Building: **1**

Area

Covered Area: **251m²**

Gallery



