



For Sale, Retail, Shop, Nicosia, Lakatameia, Agios Nikolaos, 207m²

(ID:PR40543), REG. 1/827, AGIOS NIKOLAOS,
LAKATAMEIA, NICOSIA

For Sale : **€ 395,000**

Description

Ideally located in the vibrant Agios Nikolaos Quarter of Lakatameia, just 70 meters from the landmark Agiou Nikolaou church, this spacious commercial property offers a compelling opportunity for investors. With seamless access to the Nicosia motorway, city center, and a rich network of amenities, this asset promises both visibility and convenience. The ground-floor shop, covering approximately 207 sq.m., is currently rented and features an open-plan layout with plasterboard partitions, a WC, and a kitchenette—perfect for a range of business uses. The 154 sq.m. mezzanine level adds further value, comprising two office areas, single rooms, a kitchen, and WC, all designed for functional workspaces. With a total monthly rental income of €1,561 and a distribution agreement that clearly defines ownership (229/542 shares), this property is a stable, income-generating asset in a prime location. Whether for long-term leasing or future business use, it's an ideal investment in a growing urban hub.

Details

Property Type: **Retail**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Shop**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Floors Building: **3**

Construction Year: **1987**

Area

Covered Area: **207m²**

Mezzanine: **154m²**