



## For Sale, Retail, Shop, Nicosia, Strovolos, Agios Dimitrios, 128m<sup>2</sup>

(ID:CP10184), (SHOP No: 6, 7, 8) CHAPO TOWER,  
AGIOS DIMITRIOS, STROVOLOS, NICOSIA, REG.  
9/3099 (9/3343, 9/3342, 9/3341)

For Sale : **€ 220,000**

### Description

Prime Commercial Shop with Mezzanine in Agios Dimitrios, Strovolos – High-Yield Investment Opportunity | G&P Lazarou Estate Agents

Located in the bustling and highly accessible Agios Dimitrios parish of Strovolos Municipality, Nicosia – just 350 m east of Pernera Elementary School and 320 m west of Acropolis Park – this combined ground-floor shop (built 1984) offers exceptional visibility and functionality in one of Nicosia's most vibrant commercial/residential zones.

Key features: Total internal covered area 128 m<sup>2</sup> + 63 m<sup>2</sup> mezzanine = 191 m<sup>2</sup> usable space

Ground floor: training areas + hygiene/changing rooms

Mezzanine: training areas, massage room, office, storage & hygiene facilities

Currently configured as a successful fitness/training centre – easily adaptable for gym, clinic, office, retail or showroom

Separate Title Deed – clean ownership

Excellent access to Nicosia centre, universities, banks, supermarkets, shops and highways – high footfall & strong tenant demand  
A rare turnkey commercial asset in a prime Strovolos location with proven income and significant capital growth potential. Ideal for investors seeking stable returns or owner-occupiers looking to enter Nicosia's thriving commercial market.

Contact G&P Lazarou Estate Agents today at [www.gplazarou.com](http://www.gplazarou.com)

### Details

Property Type: **Retail**

Status: **Available**

Unit Number: **6, 7, 8**

[Website](#)

### Main Features

Property Subtype: **Shop**

Construction Stage: **Resale**

Construction Year: **1984**

### Area

Covered Area: **128m<sup>2</sup>**

Mezzanine: **63m<sup>2</sup>**

### Further Details

Air Condition



## Gallery

