

For Sale, Building, Retail Building, Nicosia, Latsia, Agios Georgios

For Sale : **€ 1,200,000**

Description
For Sale Mixed- Use Entire Building In Latsia,Nicosia
Strategic Mixed-Use Landmark Investment in Latsia
Experience an exceptional and high-yield real estate opportunity with the acquisition of this entire standalone mixed-use building, strategically located in a maximum-visibility, high-demand, and beautifully connected commercial artery in Latsia, Nicosia. This property represents a top-tier investment proposal, offering a solid, high-value, and remarkably functional landmark for institutional funds, private investors, or corporate entities seeking multi-stream rental revenues. Comprising an optimized combination of 4 commercial shops on the high-exposure ground level and 4 residential apartments across the upper living quarters, this standalone asset guarantees a highly resilient, diversified financial return. Its commanding position ensures premium market presence and effortless access to major arterial routes, making it a secure, blue-chip addition to any prominent property portfolio.
Development Structure & High-Capacity Asset Infrastructure
The building is smartly structured across 2 expansive floors, offering an exceptionally balanced footprint designed for long-term commercial durability and tenant satisfaction. The ground floor features 4 spacious retail showrooms/shops boasting impressive glass road frontage, designed to maximize retail display authority, client footfall, and business exposure. The upper level hosts 4 comfortable, highly functional residential apartments, perfectly suited for corporate professionals, families, or premium rental suites. Delivered completely unfurnished, the entire building stands as a highly adaptable canvas, allowing immediate tenant customization, corporate branding integration, or tailored fit-outs.
Operational efficiency is masterfully preserved by a generous allocation of secure covered parking spots dedicated to the building's occupants and visiting clientele. Each unit further transitions into private covered verandas, creating excellent architectural balance, comfortable ventilation, and necessary outdoor breakout spaces within a prominent urban framework.
Extensive Property Features
Property Type: Entire Building
Listing Type: Available For Sale
Location: Latsia, Nicosia
Building Structure: 2 Fully Functional Levels / Floors of continuous operational footprint
Ground Floor Configuration: 4 High-Visibility Commercial Shops / Retail Showrooms with prominent road frontage
Upper Floor Configuration: 4 Spacious Residential Apartments tailored for high-occupancy rental yields
Furnishing: Delivered Unfurnished
Outdoor Space: Private Covered Verandas allocated across the individual layout blueprints
Parking Capacity: Ample secure Covered Parking Spots allocated on-site for vehicles
Suitable For: Irreplaceable flagship choice for savvy investors, family funds, or developers looking to secure a high-yield asset combining steady commercial retail income with resilient residential rental demand in Latsia's premier business strip
Nearby Landmarks & Amenities
In a convenient location for a vibrant professional and residential routine in the Latsia area, the property is supported by primary commercial, medical, and educational infrastructure.
The General Hospital of Nicosia is the capital's premier public medical institution situated within the immediate district.
The Mall of Cyprus is a high-profile commercial, retail, and entertainment landmark located just a short drive away.
Athalassa National Forest Park is a major natural and environmental green landmark offering extensive walking paths and scenery nearby.
The University of Cyprus (UCY New Campus) is a world-class academic institution accessible within the wider regional network.
The Nicosia-Limassol Highway (A1) is a primary national transport artery providing immediate access for cross-district commuting and rapid airport transit.
Latsia Municipal Hall & Health Centre represent the central local civic, administrative, and medical destinations situated in the heart of the community.
The Carlsbad Commercial Strip & Local Banks provide immediate access to major high-street supermarkets, pharmacies, industrial offices, and corporate hubs.
To discover more options in this area, you can browse our complete portfolio of buildings for sale in Nicosia directly from our website by clicking the following link:https://gplazarou.com/properties/building-for_sale/in/Nicosia/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private site inspection and comprehensive technical portfolio brief!

Details

Property Type: **Building**
Status: **Available**
Website

Main Features

Property Subtype: **Retail Building**
Construction Stage: **Resale**
Kitchen Type: **Open Plan**
Furnished: **Unfurnished**

Area

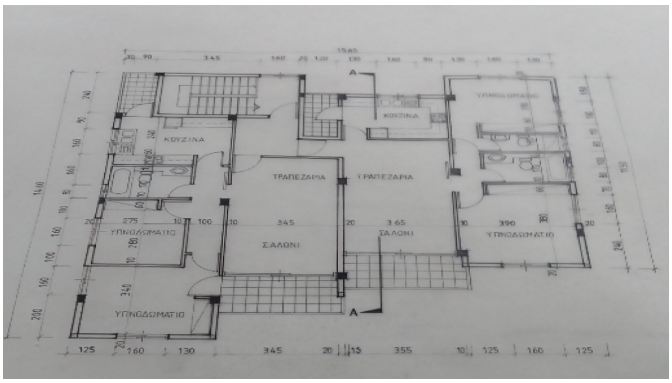
Total Area: **530m²**

Further Details

Water, Electricity, Air Condition

Gallery

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