

DP-CY18240/TA\_1970

# Mixed Use Commercial Building in Latsia, Nicosia in Latsia (Lakkia), Nicosia

Latsia (Lakkia), Nicosia Commercial Building  
Price

**€695,000**

\* Subject to VAT

## Description

The property is a prime corner retail shop located in the commercial area of Agios Eleftherios, Latsia, Nicosia, benefiting from excellent visibility and substantial street frontage on Archiepiskopou Makarios III Avenue and Iroon Street. The property comprises 227 sq.m. of ground floor retail space, an 80 sq.m. mezzanine, and a 309 sq.m. basement area. The ground floor features a spacious open-plan retail area, a bar area, three storage rooms, accessible toilet facilities, a children's area, a staff kitchen, and a staff toilet. The mezzanine includes two rooms and separate male and female toilets, while the basement is utilized as parking and storage space with both internal staircase and external ramp access. The property benefits from approximately 39 meters of road frontage, enhancing its commercial presence and accessibility. It currently generates annual billboard lease income of €1,380. A separate title deed is available for the property.

### MAIN FEATURES:

**Internal area**

227m<sup>2</sup>

**Bathrooms**

N/Z

**Covered Verandas**

N/A m<sup>2</sup>

**Floor**

N/A

**Parking Spaces**

N/A

**Furnished**

Yes

**Energy Class**

Under Issuance

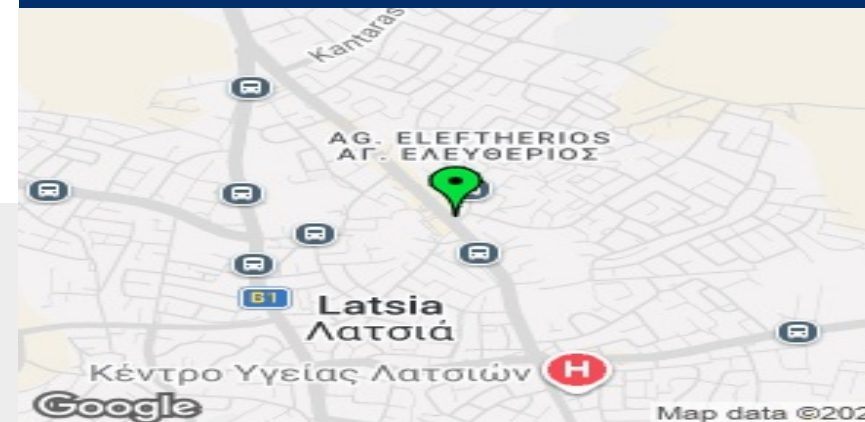
# Property Details

- Air Conditioning
- Alarm System
- Ensuite Toilet
- Jacuzzi
- Central Heating
- City View
- Fireplace
- Barbeque Area
- Swimming Pool
- Double Glaze Windows
- Roof Garden
- Countryside
- Guestroom
- Basement
- Dining Room
- Showroom
- Barbeque Area
- Raised Floor
- Storage room
- Shower
- Gym
- Kitchen
- Spa
- Solar Heater
- Photovoltaic System
- Garden
- Near Beach
- Near Public Park



# Unlock Your Investment Potential

Location:





## Get In Touch

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