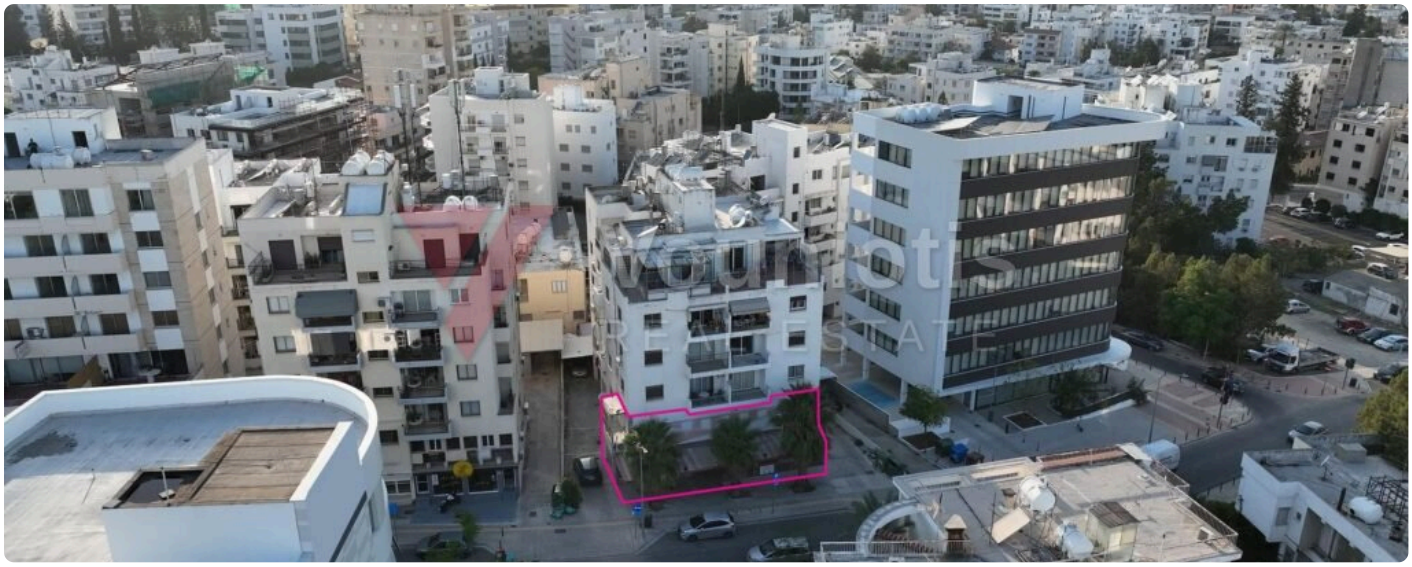
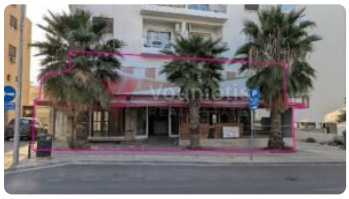
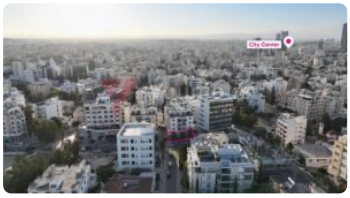
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Shop with mezzanine in Agios Antonios, Nicosia

€ 370,000

Agios Antonios, Nicosia

TYPE	BATHROOMS	AREA	PLOT
Shop	**1**	**140 m²**	**598 m²**

REFERENCE
CY-APT-2026-00054

Description Unlock the potential of this multi-functional shop with mezzanine, perfectly situated in the vibrant Agios Antonios quarter along Kallipoleos Avenue—one of Nicosia's most dynamic commercial streets. Property Features: • Generous Space: 140 sq.m. on the ground floor plus 78 sq.m. mezzanine. • Flexible Layout: o Ground Floor: Two retail areas and a kitchen—ideal for customer-facing operations. o Mezzanine: □ North Section: Toilet and utility room. □ South Section: Toilet with shower, kitchen, living room, and two additional rooms. Access is achieved via external metal staircase for added convenience. • Parking: Two dedicated spaces (No. 12 & No. 14). • Separate Title Deed Available Prime Location Advantages: • 460m from the old University of Cyprus campus • 500m from Digenis Akritas Avenue • 355m from Makariou III Avenue This property offers endless possibilities—whether you envision a retail shop, office space, or a mixed-use concept, its strategic location and adaptable design make it a smart investment in Nicosia's thriving commercial hub. Energy Category: C

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