

#183803

# Share of a Shop (Restaurant licenced) in Agia Napa, Ammochostos

€190,000









# Overview

## Specifications

Covered

 **148 m<sup>2</sup>**

Type

**Shop**

Toilets

**2**

## Description

An exceptional investment opportunity in the heart of Agia Napa! Situated just 450 meters north of the vibrant Nissi Avenue, this corner commercial unit enjoys a highly visible and accessible position on Katalymaton Street, within a well-established building complex of 49 units. Occupying a prominent northern section of the complex, this shop boasts approximately 14 meters of street frontage and benefits from road access on three sides, enhancing visibility and foot traffic. With a total enclosed area of 148 sq.m., the unit features a rectangular layout and is legally licensed for restaurant operations, including a valid health certificate. The ground floor includes a spacious dining area, bar, fully equipped kitchen, AMEA-compliant and guests' toilets, and a storage room. An internally connected mezzanine adds further value, offering a staff toilet and additional storage space — all legally constructed. Built in 1985, the property has been maintained in good condition and is currently rented until 31/03/2032 with 2.5% yield, offering a steady income stream. The  $\frac{3}{4}$  share (approx. 75%) of the asset is now available for purchase, with finalized horizontal division of the complex already in place. Whether you're looking to expand your hospitality portfolio or step into the thriving Agia Napa food and beverage scene, this asset presents a fantastic mix of location, functionality, and investment potential. The asset is located approximately 770m northwest of the port of Ayia Napa and approximately 490m north from the beach . The property falls within Zone Eβ8, with a building coefficient of 80%, coverage of 45%, and permission for 2 floors (10m) of construction. There is a separate title deed for this property. Energy Rating: H

# Additional information

## Contact us



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