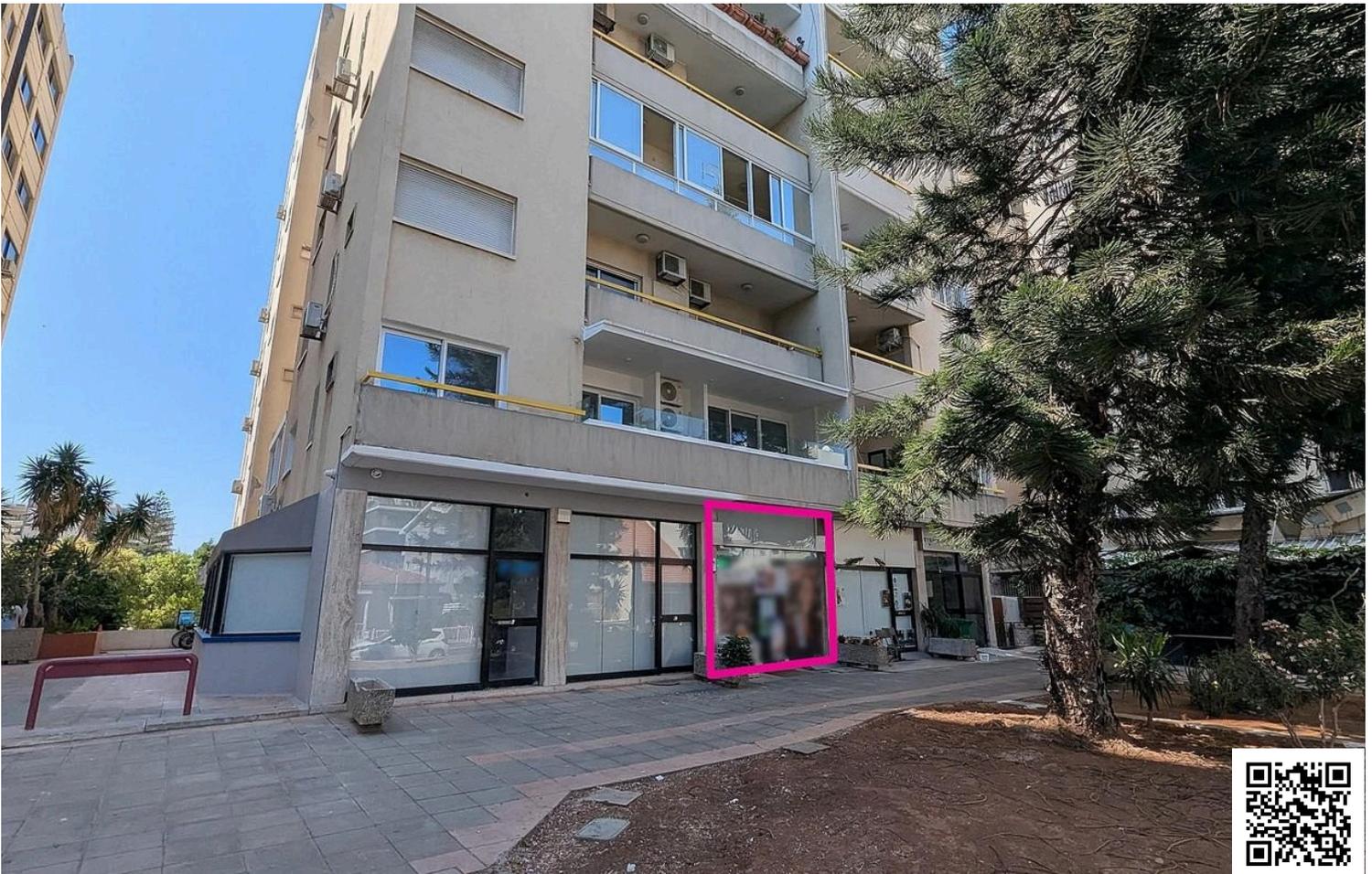


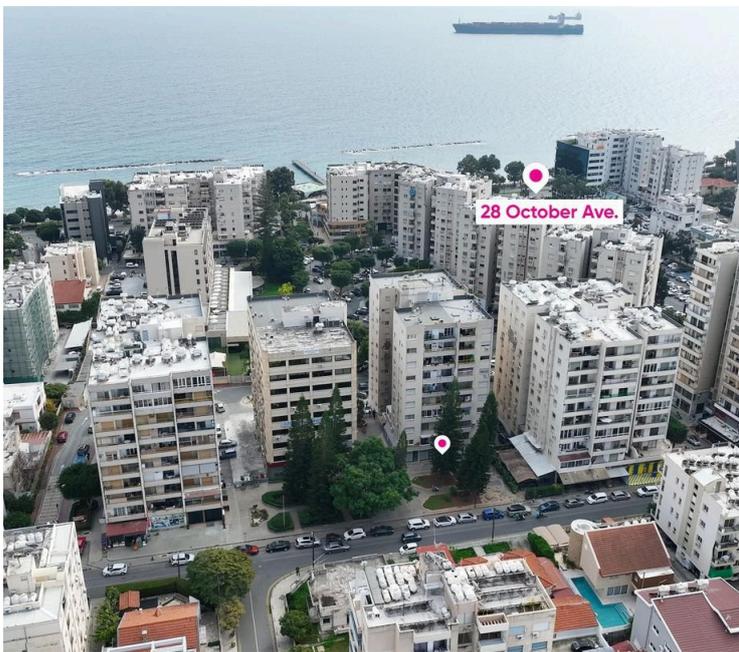
#184891

# 5.5% yield – 50% Share of Retail Shop in Neapolis, Limassol

 Mesa Geitonia, Limassol

€175,000





# Overview

## Specifications

Covered

 50 m<sup>2</sup>

Type	<b>Shop</b>
Toilets	<b>1</b>

Plot	<b>50 m<sup>2</sup></b>
Year of construction	<b>1988</b>

## Description

This asset concerns a 50% distributed share of a ground-floor retail shop located in the highly sought-after Neapolis quarter of Limassol Municipality, one of the city's most vibrant coastal and commercial districts. The property enjoys an excellent position approximately 230 metres from the coastline, within close proximity to key city landmarks such as Limassol Zoo, Agios Nikolaos roundabout, and Georgiou Griva Digeni Avenue. The shop is strategically bounded by three major roads: • 28th October Avenue (coastal road) to the south, • Archbishop Makarios III Avenue (commercial road) to the west, and • John Kennedy Street to the north. The subject unit (Shop No. 434, Door No. 6B-Γ) is situated on the ground floor of Block H, a ten-storey building with a semi-basement, constructed in 1988. The 50% share corresponds specifically to the eastern part of the shop, as clearly defined in the signed and submitted distribution agreement. The overall project has undergone successful horizontal division, with separate title deeds issued for each unit. The subject shop benefits from a separate title deed, with ownership shared 50% with the adjacent unit. Internally, the shop comprises an open-plan layout and a WC, finished with ceramic flooring and equipped with split-unit air conditioning. A green area separates the shop from the street, enhancing its frontage and pedestrian environment. Investment Highlights • Income-producing asset • Currently rented, with a lease structured in two consecutive two-year periods o 1st period expires 30/09/2027 with gross yield of 5.5% o 2nd period expires 30/09/2029 with gross yield of 6.2% Overall, this property represents a solid commercial investment in a prime Limassol location, offering secure rental income, clear ownership structure, and long-term capital potential driven by proximity to the seafront and major commercial arteries. There is a Distribution Agreement in place. Energy Performance Certificate is pending.



# Additional information

## Contact us



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