

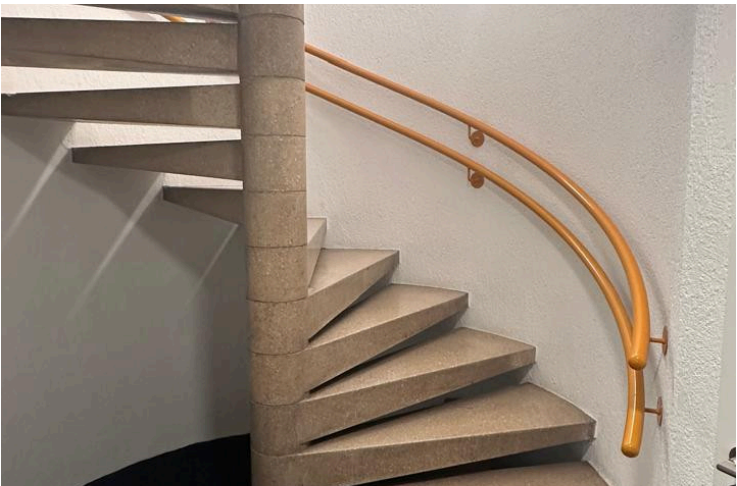
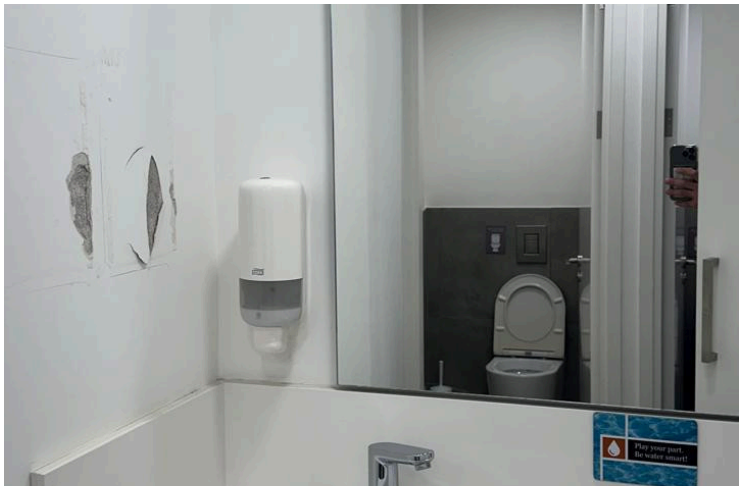
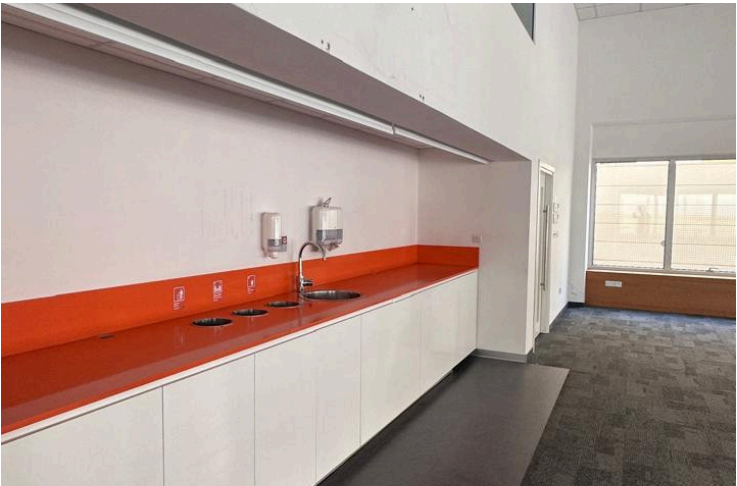
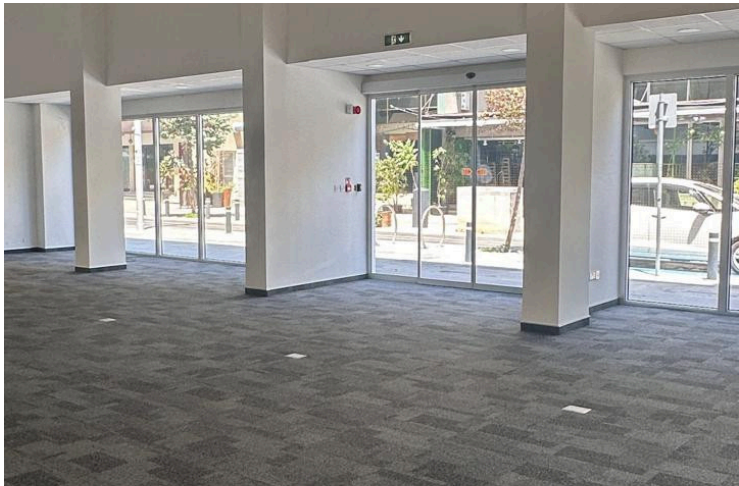
#1518

Modern Ground Floor Commercial Space for Rent – 200 m² + Mezzanine ideal for Cafeteria, Gym or Dance Studio

 Town Center, Nicosia

€4,000 +VAT /month





Overview

Specifications

Covered

 200 m²

Type **Shop**

Toilets **4**

Status **Key ready**

Year of construction **1973**

Furnished **Unfurnished**

Energy efficiency rating  **Certificate expected**

Description

Available for rent is a spacious and versatile ground floor commercial unit situated in a well-maintained building, ideal for a cafeteria, gym, retail outlet, dance studio or office space. With 200 m² of internal area and an additional 44 m² mezzanine, this property offers a highly functional layout adaptable to a variety of business needs.

An outdoor area is also available, providing an excellent opportunity for additional seating or display space—especially beneficial for hospitality businesses.

Key Features:

Total internal area: 200 m² + 44 m² mezzanine

Renovated in 2020 with high-quality finishes and a modern aesthetic

Open-plan layout allowing for flexible use and design

Four toilets, ideal for accommodating staff and clients

Ample natural light throughout

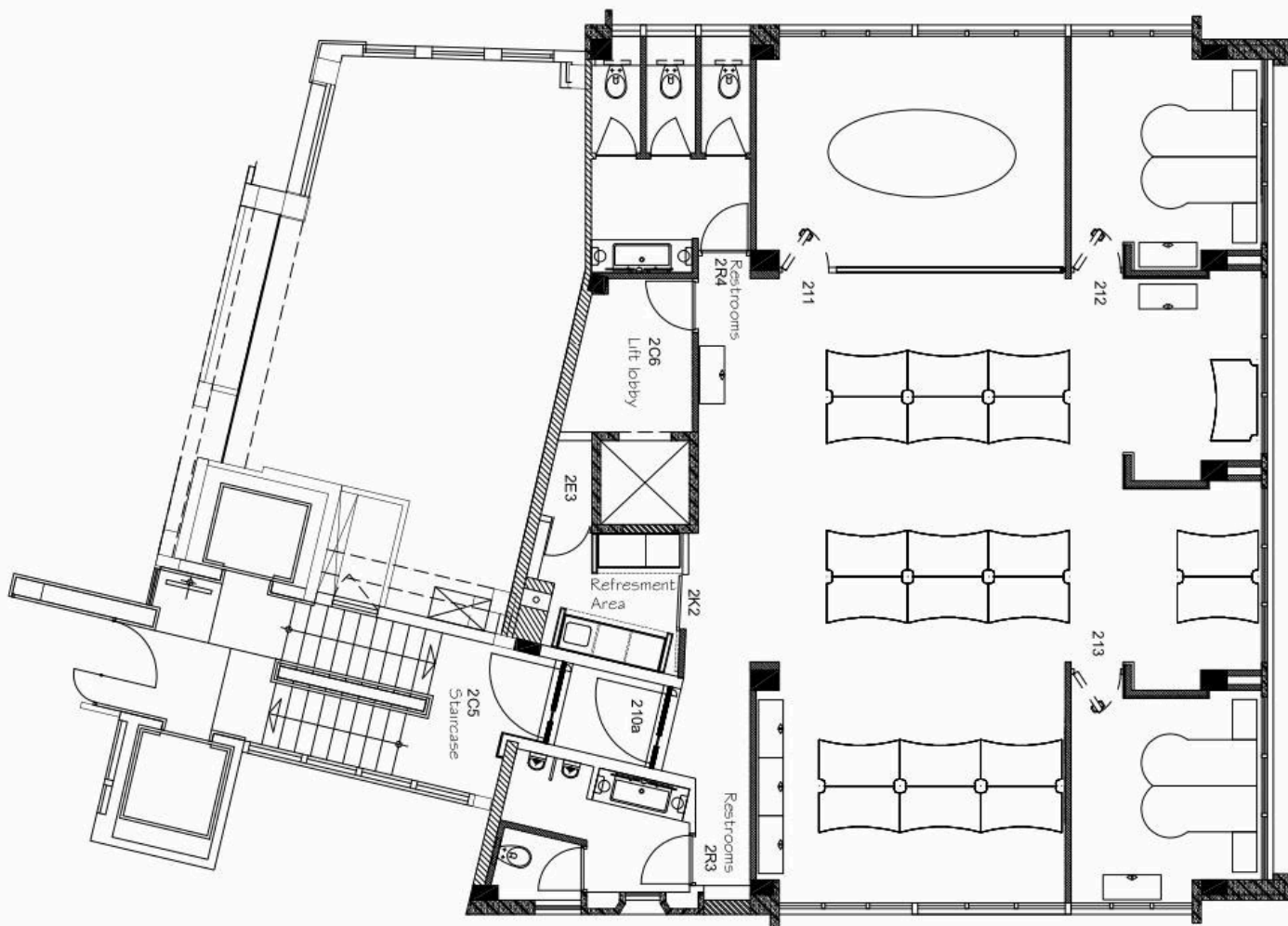
Central air conditioning system for consistent comfort

Offered unfurnished, providing full creative freedom for setup

Outdoor space suitable for additional seating or promotional use



Floor plans



Additional information

Facilities

Aircondition, Central system

Heating, Central

Storage

Features

24-hour security

Alarm system (provision)

Business facilities

CCTV (provision)

Concierge

Double glazing

Easy access to main roads

Entrance gate, automated

Excellent condition

Glass partitions

Handicap accessible

Heart of city center

Kitchenette

Near amenities

Near bus route

Near public transport

Server room

Structured cabling/wiring

Veranda

Distances

Amenities



100 m

Airport



45 km

Sea



40 km

Public transport



100 m

Schools



2 km

Resort



46 km

Contact us



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