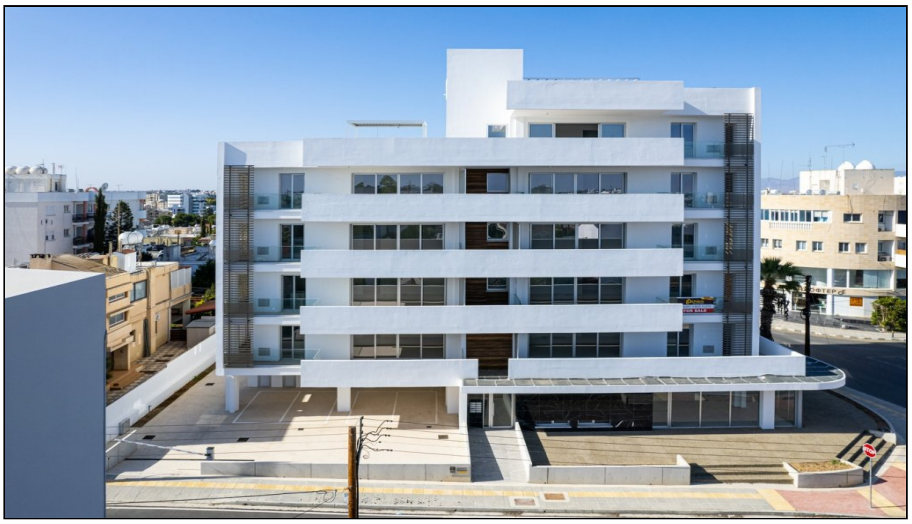


Shop in Strovolos, Nicosia

For Sale : **€ 350,000**

Description
Ground-Floor Commercial Shop – Prime Visibility & Modern Design
General Description
Located on the ground floor of a contemporary residential building, this modern commercial space offers an exceptional opportunity for retail or professional use in a well-established and easily accessible neighborhood.
The shop benefits from prime street visibility, modern design, and high pedestrian and vehicle exposure, making it ideal for boutiques, showrooms, offices, or service-oriented businesses. Its strategic location ensures convenient access for both residents of the building and the surrounding community.
Design & Layout
The commercial unit has been designed with functionality and aesthetics in mind, featuring a bright open-plan layout that can be easily adapted to various business needs. Large floor-to-ceiling windows provide ample natural light and create an inviting storefront presence, while high ceilings enhance the sense of space and flexibility.
Key Features:
Spacious open-plan layout with flexible interior configuration
Full-height glass façade offering excellent street exposure
Modern lighting and electrical provisions ready for customization
High-quality flooring and finishes throughout
Energy-efficient building systems ensuring low operating costs
Private storage area and dedicated parking space
Business Advantages
This shop enjoys excellent commercial visibility and steady foot traffic, supported by the residential community within the same building and the surrounding neighborhood. Its prominent street-level position makes it suitable for a variety of professional or retail purposes, including pharmacies, beauty salons, cafés, real estate offices, and boutiques.
Commercial Benefits:
Prime ground-floor location with direct street access
Secure environment with CCTV coverage and remote-controlled entry
Visitors' parking and disabled parking available on-site
Proximity to residential developments, schools, and amenities
Investment Value
This property represents a solid investment opportunity, offering both stable rental potential and long-term capital appreciation. Combining strategic positioning, modern design, and high construction standards, the shop stands out as an excellent choice for entrepreneurs or investors seeking commercial property in a growing urban area.
Stylish, functional, and perfectly located — this ground-floor commercial unit delivers a rare opportunity to establish a prestigious business presence within a modern, energy-efficient development.

Details

Property Type: **Retail**
Status: **Available**
Unit Number: **S1**
Website

Main Features

Property Subtype: **Shop**
Construction Stage: **Completed**
Covered Parking: **1**

Area

Internal Area: **85m²**
Uncovered Area: **27m²**

Further Details

Alarm, Secure Door

Gallery











