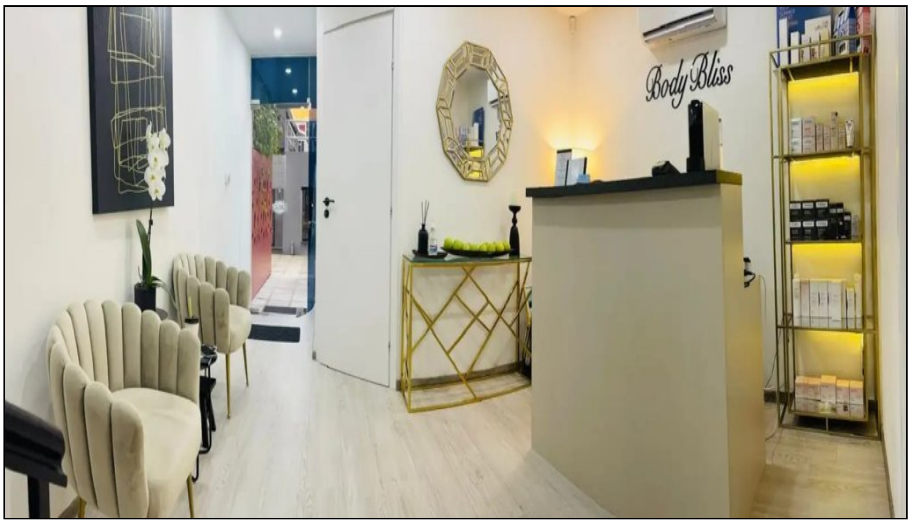


Shop in Germasogeia Tourist Area, Limassol

For Sale : **€ 370,000**

Description
A modern 50 sq.m commercial unit arranged over two floors in the prestigious first line of the Germasogeia Tourist Area, one of Limassol's busiest coastal districts with high foot traffic and visibility.

The space has undergone a contemporary, high-quality renovation and is laid out as four private offices/treatment rooms plus a reception, a bathroom and a separate restroom. It is currently operating as a coworking studio for beauty professionals and is offered with the furniture included.

The unit sits in a prime tourist location just back from the seafront, benefiting from strong year-round demand.

It is offered fully leased to a reliable tenant, producing a stable rental income of approximately 7% annual yield - a largely passive investment from day one. Parking and an alarm system are included.

Key Features:
- Modern 50 sq.m commercial unit over two floors
- Four offices/treatment rooms, reception, bathroom and restroom
- High-quality recent renovation, furniture included
- Currently let; approximately 7% annual rental yield
- Prime first-line Germasogeia Tourist Area location
- Parking and alarm
- Energy Efficiency: A

A secure, income-producing asset in a high-demand coastal location.

Details

Property Type: **Retail**
Status: **Available**
Website

Main Features

Property Subtype: **Shop**
Construction Stage: **Resale**

Area

Internal Area: **50m²**
Covered Area: **50m²**

Energy & Heating

Energy Efficiency Grade: **A**

Gallery

