

# Shop for Sale in old town of Limassol

- For Sale €690000
- Type: Commercial, Hospitality-Catering
- Category: Resale Properties
- Ref. Number: YIA-SHO-001
- Baths: 2



## Overview

- Baths: 2
- Pool: No
- Garden: Yes
- Parking: Yes
- Furnished: Yes
- Sea View: No
- Distance to Airport: 55 km
- Distance to City Center: 0 km
- Distance to the Sea: 3 km
- Distance to Amenities: 1
- Title Deeds: No

## Description

The building in question is categorised by the Cyprus Authorities as a « preservable building», a testament to its traditional architecture and beauty. Built in the early 20th century, it has undergone a full professional restoration in 2010, but fully maintaining and preserving all of the traditional classical features whilst at the same time being affixed with modern amenities in its interior. The building is uniquely positioned in the heart of Limassol, just one minute walking distance from the Limassol Old Castle and only 300 meters from the newly built luxurious Limassol Marina. The area is surrounded by shops, cafes and restaurants and has in the past few years become the hot-spot of the city, attracting persons from all facets of the society, making the building ideal for a multiplicity of commercial uses. The ground floor comprises of 160 sq.m. of internal covered areas, and a loft is also available within, providing a further 25 sq.m. of internal covered areas. The two sides of the building open up to a pedestrian area and has the benefit of extending to the adjacent road which gives another 30 sq.m. of useful outdoors space. The building is currently used as a modern café-restaurant and bar, hence it has all the specifications and equipment for a similar usage, while at the same time it could easily be turned into a shop with only minor modifications required! The business has all relevant license for food, drinks and music. The place is fully air-conditioned and equipped with cameras monitoring both inside and outside. Lastly, it is noted that the two adjacent buildings are currently also available for sale, which is an added benefit for businesses which require room to

expand in such a prime location.

## **Features & Facilities**

- Restaurants & Cafeterias nearby
- Air Conditioning
- Shops & Amenities Nearby