



## Shop & Apartment for Sale in Prime Protaras Location



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 505,143.25

### Location

Country: Cyprus  
State/Region/Province: Ammochostos  
City: Famagusta  
Posted: May 14, 2026

### Description:

Located in Famagusta.

This mixed-use property is located in one of the most desirable areas of Protaras, just 250 meters south of Fig Tree Beach and approximately 600 meters north of Panagia Panagiotissa Church. Situated adjacent to Protaras Avenue – Cavo Greco, the location offers excellent visibility and immediate access to a wide variety of amenities, including supermarkets, cafes, shops, restaurants and beautiful sandy beaches. The property consists of a ground-floor shop and a first-floor apartment, both of which are being sold together as a single unit, with no option to purchase them separately. Both units are currently vacant, providing flexibility for immediate use and allowing the new owner to tailor them to their needs. The shop occupies the entire ground floor and offers approximately 206 sq.m. of internal space, along with 81 sq.m. of covered verandas and 422 sq.m. of uncovered verandas. Its layout includes covered and uncovered dining areas, a bar, a kitchen, storage rooms and toilets for customers. Externally, the shop benefits from an additional storage room and a pergola-covered outdoor area, making it particularly suitable for hospitality or retail use in this high-traffic tourist area. The apartment is located on the first floor and features an internal area of approximately 142 sq.m., complemented by 44 sq.m. of uncovered verandas. It consists of a kitchen, living room, three bedrooms, two bathrooms and open veranda spaces that enhance natural light and ventilation. The apartment is well-suited for residential living, staff accommodation or rental investment. It should be noted that the properties do not have separate title deeds. This is a rare opportunity to acquire a sizable commercial-and-residential property in the heart of Protaras, close to major landmarks and amenities, and within walking distance of one of the most iconic beaches in Cyprus.

Built: 1983



## Common

Finished sq. ft.: 348 sq m

## Building details

Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MABG-T300/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MABG-T300/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 6621

