

#3770



## Commercial Building at Nicosia Centre

€2,200,000

📍 Strovolos - Chryseleousa, Nicosia City Centre

Five-storey mixed-use building with basement located in the Chryseleousa quarter of Strovolos, Nicosia, presenting a unique investment and development opportunity in a high-demand area with limited supply of commercial and residential properties.

The property sits on a 496 sq.m. plot with approximately 22m frontage and comprises a total building area of about 1,514 sq.m., currently in shell and core condition, allowing a developer or owner-occupier to complete and customize the internal layout and finishes. The building includes a ground-floor retail shop of approximately 227 sq.m., a 121 sq.m. mezzanine, three office floors (1st–3rd) of about 179 sq.m. each, and a spacious 4th-floor penthouse apartment of approximately 194 sq.m., complemented by 98 sq.m. of covered verandas and 111 sq.m. of communal areas. The 435 sq.m. basement provides 15 parking spaces and storage areas, and the building is served by an elevator.

The property benefits from excellent accessibility and proximity to universities, supermarkets, cafés, and restaurants and is held through company shares and maybe purchased with no transfer fees and no VAT applicable.

Covered

📏 1514 m<sup>2</sup>

Energy efficiency rating

🌿 Exempt

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