

#3772



Commercial Building at Egkomi, Nicosia Centre €1,875,000

📍 Egkomi, Nicosia City Centre

Prominent four-storey mixed-use commercial building with mezzanine and basement located in Engomi, Nicosia, offering a significant investment and redevelopment opportunity in one of the capital's most sought-after commercial districts. The property sits on a 707 sq.m. plot with approximately 21m frontage and comprises a total building area of about 1,918 sq.m., including a 340 sq.m. ground-floor retail shop, 148 sq.m. mezzanine, three office floors of approximately 310 sq.m. each (1st–3rd floors), and a 500 sq.m. basement with parking and auxiliary rooms.

The building benefits from 16 parking spaces and elevator access to the basement, enhancing convenience for commercial tenants. It is strategically positioned just 20m north of Griva Digeni Avenue and approximately 300m northeast of Kyriakos Neokleous Primary School, placing it within a prime area known for strong demand due to its proximity to universities, embassies, and corporate offices.

The ground floor shop and mezzanine are currently occupied and subject to ongoing legal actions, while the three upper office floors are vacant and available for immediate use or leasing, presenting strong income potential. The property falls within Planning Zone Eβ2, allowing 180% building density, 50% coverage, and up to 8 floors (31m

Covered

📏 1918 m²

Energy efficiency rating

🌿 Exempt

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