

#3839



Commercial Building at Nicosia Centre

€1,454,000

📍 Strovolos - Agios Dimitrios, Nicosia City Centre

Prominently situated on Acropoleos Avenue in Strovolos, Nicosia, just 20 meters from the Agios Demetrios traffic junction and 150 meters from Makarios Hospital, this prime five-storey mixed-use building represents an exceptional, yield-generating investment in one of the capital's central commercial corridors.

Spanning a flat 456 sq.m. plot within Planning Zone Eb3 (160% building coefficient, 50% coverage, up to 6 floors/24m height), the structure features two ground-floor retail units (30 sq.m. and 120 sq.m. with matching mezzanines), six office suites across the first three floors (approx. 95 sq.m. each), a top-floor two-bedroom penthouse with 106 sq.m. of internal space and an 84 sq.m. uncovered veranda, plus a 340 sq.m. basement level offering essential storage and 11 parking spaces.

Currently partially tenanted and generating €65,960 annually (4.5% yield at current asking price), immediate upside can be realized by leasing vacant units—specifically Offices 102, 302, and the residential penthouse—to unlock an additional €31,200 in annual market rent, bringing full potential returns to €97,160 per year (6.7% yield at current asking price). Supported by a 340 sq.m. basement level, dedicated storage, and 11 parking spaces across the ground

Covered

 976 m²

Energy efficiency rating

 Exempt

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DAY
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