

DELFI PROPERTIES

Mixed Use Building in Nicosia City Center in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Commercial Building

Price

€3,250,000

* Subject to VAT



Description

The property is a prime mixed use building, an exceptional investment opportunity in the heart of Nicosia’s Business Centre, This five-story mixed-use building enjoys a premium location with high visibility, offering strong potential for both commercial and residential tenants. The ground floor features seven retail shops with excellent street exposure, attracting both local and international businesses. The first and second floors consist of office spaces, while the third, fourth, and fifth floors house eight spacious apartments, offering comfortable urban living in one of the most sought-after areas of the city. While the building is older and the apartments and offices are in need of some upgrades, they offer significant potential for renovation, with an opportunity to increase rental yields dramatically. Additionally, the basement includes secure parking spaces and a large retail unit, further enhancing the property’s commercial value. With easy access to all amenities, including public services, bars, restaurants, and transport links, this property offers a high rental yield once upgraded. Whether for retail, office, or residential use, this versatile asset is a prime investment in the capital’s most dynamic area.

MAIN FEATURES:

Internal area
2,074m^2

Bathrooms
N/Z

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
-

Furnished
Yes

Energy Class
C



Property Details

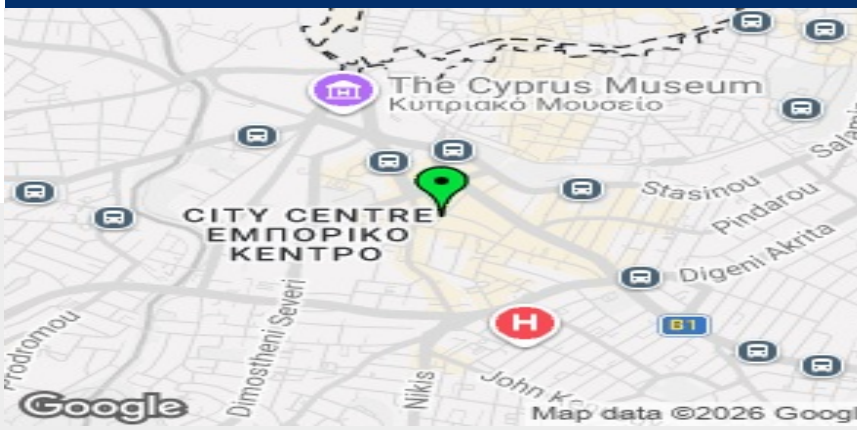
○ Air Conditioning	○ Fireplace	○ Guestroom	○ Storage room	○ Solar Heater
○ Alarm System	○ Barbeque Area	○ Basement	○ Shower	○ Photovoltaic System
○ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	○ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	○ Kitchen	○ Near Beach
○ Central Heating	○ Roof Garden	○ Barbeque Area	○ Spa	○ Near Public Park
✓ City View	○ Countryside	○ Raised Floor		





Unlock Your Investment Potential

Location:





Get In Touch

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