



Three-Storey Mixed-Use Building in Panagia, Nicosia in

Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Residential
Building

Price

€1,150,000

* Subject to VAT

Description

This three-storey mixed-use building presents an attractive investment opportunity in the heart of the Panagia Quarter, Nicosia, offering a versatile layout suitable for both commercial and residential use with strong income potential. The ground floor and mezzanine comprise 11 commercial retail units with mezzanines, including two unified units. At present, five of these units are occupied, generating immediate rental income. In addition, a former large two-storey apartment has been converted into four independent residential units, consisting of two ground-floor apartments and two mezzanine-level apartments. The upper floor accommodates four spacious apartments, all currently vacant and suitable for immediate renovation or leasing. The property is strategically located within Nicosia Municipality, approximately 100 metres east of Pallouriotissa High School and about 820 metres northwest of John Kennedy Avenue, ensuring excellent accessibility to major commercial areas and public transport links. With a combination of income-producing retail units and vacant residential apartments offering value-add potential, this property is well suited for investors seeking to benefit from multiple income streams and capitalize on the upcoming Nicosia rental market.

MAIN FEATURES:

Internal area
1,194m²

Bathrooms
N/Z

Covered Verandas
N/A m²

Floor
N/A

Parking Spaces
N/A

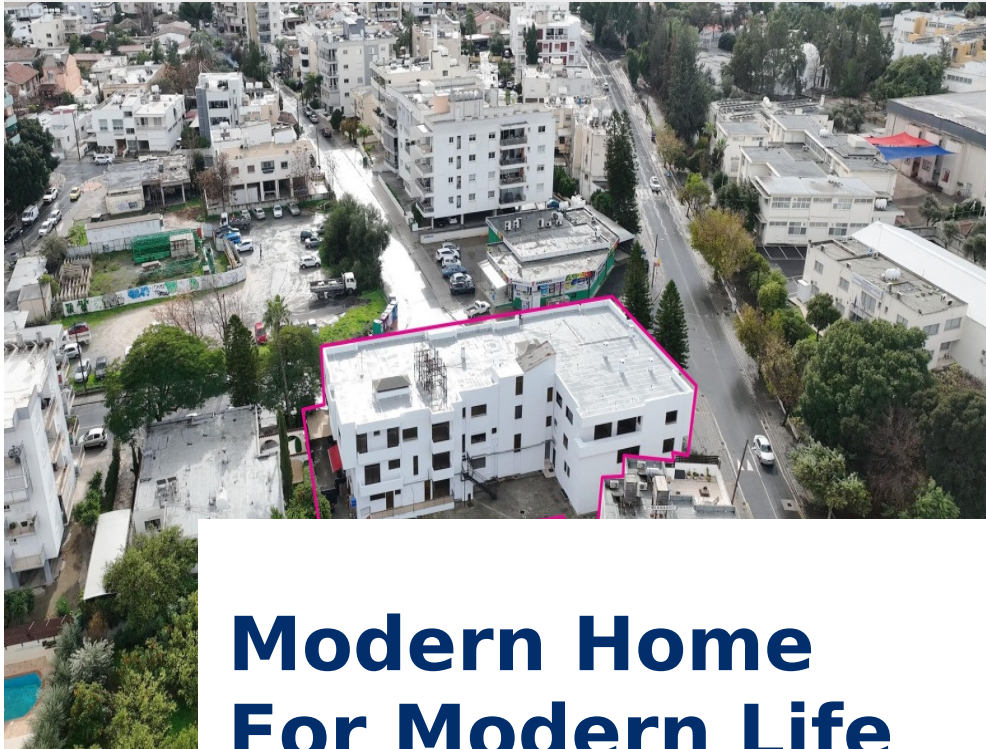
Furnished
Yes

Energy Class
Under Issuance



Property Details

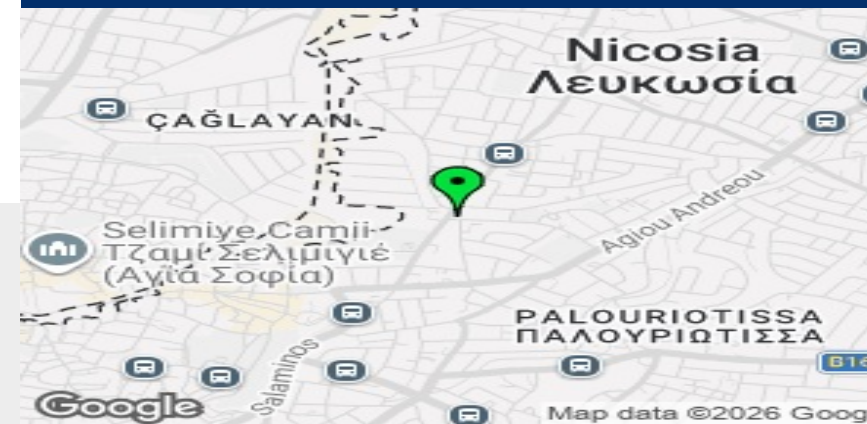
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|---|---|--|---------------------------------------|--|
| ☐ Air Conditioning | ☐ Fireplace | ☐ Guestroom | ☐ Storage room | ☐ Solar Heater |
| ☐ Alarm System | ☐ Barbeque Area | ☐ Basement | ☐ Shower | ☐ Photovoltaic System |
| ☐ Ensuite Toilet | ☐ 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 | | |



Modern Home For Modern Life



Location:





Get In Touch

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