

Listed Mix Use Building in
Old City, Nicosia in
Nicosia Municipality, Nicosia
Nicosia Municipality, Nicosia Commercial
Building
Price

€890,000

* Subject to VAT

Description

A preserved (listed) mixed-use building located in the heart of the Old City of Nicosia, right next to the Agora and in immediate proximity to Faneromeni and the Nicosia Municipality. The property consists of 109 sq.m. on the ground floor with three retail shops, 109 sq.m. on the first floor, 120 sq.m. of basement space, and a large rooftop terrace with strong potential for further utilization. The building has an issued building permit, submitted and approved architectural plans, a town planning permit, and an approved government grant for the completion of the renovation and restoration works, with a minimum amount of €325,000, which may increase. Renovation works have already commenced, including the installation of an elevator connecting the basement to the rooftop terrace. According to the approved plans, a mezzanine level will be created in one of the ground-floor shops, intended for use as a snack bar, with the potential to also utilize part of the adjacent pavement, subject to the relevant approvals. The first floor has already been partitioned and can be configured either into residential apartments or office spaces. This is a prime investment opportunity in an area that is expected to become the focal point of Nicosia in the near future, due to the ongoing and planned developments in the surrounding area.

MAIN FEATURES:

Internal area
338m²

Bathrooms
N/Z

Covered Verandas
N/A m²

Floor
N/A

Parking Spaces
N/A

Furnished
Yes

Energy Class
Under Issuance



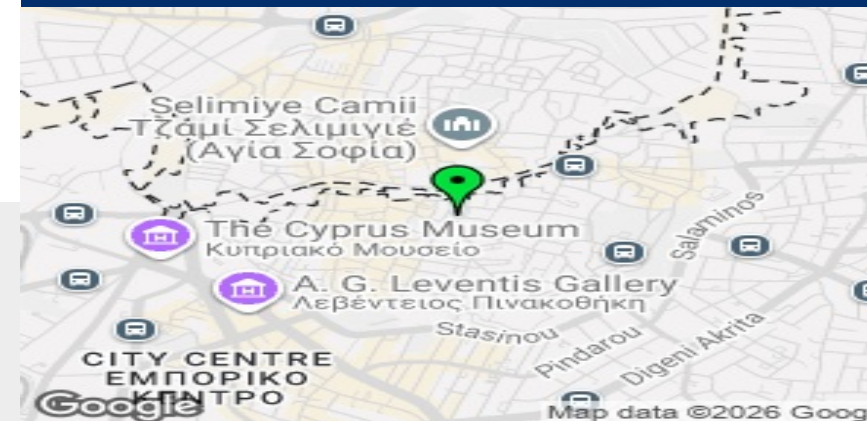
Property Details

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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 | | |



Unlock Your Investment Potential

Location:





Get In Touch

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