

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

€2,200,000

* Subject to VAT

Description

The mixed-use building located in the Old City of Nicosia consists of several properties that have been unified and renovated into a single ownership unit. Within this integrated property there is a multi-storey building known as “The Press House,” which was renovated a few years ago using high-quality construction materials and finishes. The building contains multipurpose open-plan spaces on the ground floor and basement, which are designed for social events, lectures, entertainment and other functions. The ground floor has an internal area of approximately 430 square metres and an additional outdoor courtyard area of about 197 square metres including a bar zone. The layout includes a reception hall, an open-plan exhibition and event hall, storage rooms, WC facilities and related supporting areas. The first floor has an internal area of approximately 360 square metres and a covered veranda of about 43 square metres. This level comprises two residential apartments. Apartment 101 features an open-plan living and dining area with kitchen, a guest WC, a bathroom, three bedrooms including a master bedroom with en-suite shower/WC and walk-in wardrobe, and a veranda. Apartment 102 includes an open-plan living and dining area with kitchen, a bathroom, two bedrooms including a master bedroom with en-suite shower/WC. The second floor also has an internal area of approximately 360 square metres and contains two apartments. Apartment 201 consists of an open-plan living and dining area with kitchen, a guest WC, a bathroom, three bedrooms including a master bedroom with en-suite shower/WC and walk-in wardrobe, and a veranda. Apartment 202 comprises an open-plan living and dining area with kitchen, a bathroom, two bedrooms including a master bedroom with en-suite shower/WC, and a veranda 14 square metres. On the third floor there is one apartment, number 301, which includes an open-plan living and dining area with kitchen, a guest WC, a bathroom, three bedrooms including a master bedroom with en-suite shower/WC and walk-in wardrobe, a veranda and a roof garden. The basement level has an internal area of approximately 300 square metres and is used as an open-plan exhibition and event hall together with storage rooms and separate male and female WC facilities. Externally, the property includes an open courtyard area with seating and bar facilities along with other ancillary outdoor spaces. The overall construction quality and maintenance level of both the building and its units are considered high, featuring epoxy flooring mainly in the exhibition spaces of the ground floor and basement, a central VRV-type air conditioning and ventilation system, a complete audiovisual system in the event halls, and other modern installations. The residential apartments are finished with ceramic flooring, high-quality wooden kitchen cabinets with granite countertops, double-glazed aluminium windows, air conditioning units, and generally high-quality materials and finishes throughout the development.

About The Press House: The Press House, a unique alternative venue in the heart of Nicosia’s city Centre, in the south-western side of the old city. What used to be a former printing house has now been completely refurbished into a multifunction venue hosting a variety of corporate, social and art related events. Easily accessible from Solomos Square, it is a convenient location to accommodate seminars, small scale corporate meetings and presentations, product promotions, conferences as well as gallery exhibitions, movie shows or even small theatrical plays. Upon a more careful look into the old city, you will immediately become aware of the hustle and bustle going on. The once war-weary setting with sandbags and ruins is being transformed into a cultural Centre, the meandering green line once carefully watched by its guardians is now being noisily intertwined with everyday life going back and forth, and the forgotten in time beautiful mansions with exquisite architecture are slowly and gradually being awakened and readied to welcome life within their gates once more. The eclectic life of the city within the walls forms an unprecedented cultural mosaic bound to add a certain

amount of zest to your event. A stroll within the old city’s alleyways can provide fertile ground for fascinating explorations. Hidden

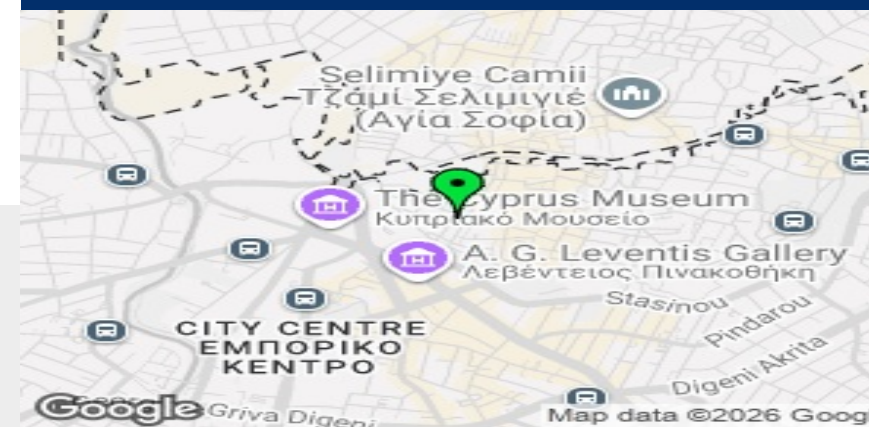
Property Details

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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:





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