

DELFI PROPERTIES

Mixed-Use Building in Nicosia Centre in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Commercial Building

Price

€1,015,000

* Subject to VAT



Description

The property is a mixed-use building located in the heart of the Old City Centre of Nicosia, within one of the capital's most vibrant commercial and cultural districts. The building comprises three ground-floor retail shops with a total area of 375 sq.m., an exhibition space of 350 sq.m. on the first floor, and a rooftop terrace bar of approximately 350 sq.m. The property offers a total covered area of 725 sq.m. together with 35 sq.m. of covered verandas. Two of the ground-floor shops are currently tenanted, providing an ongoing rental income, while the third shop and the first-floor exhibition space are vacant, offering flexibility for future use or redevelopment. Positioned in a prime location surrounded by shops, restaurants, cafés, cultural attractions, and public services, the property benefits from strong foot traffic and year-round activity. Its configuration and location make it suitable for a variety of commercial and hospitality uses, including the development of a boutique city hotel, student accommodation, mixed-use commercial space, or other investment projects. The property is also eligible for government incentive schemes aimed at the revitalisation and regeneration of the Walled City of Nicosia, further enhancing its development potential.

MAIN FEATURES:

Internal area
725m^2

Bathrooms
N/Z

Covered Verandas
35 m^2

Floor
N/A

Parking Spaces
N/A

Furnished
Yes

Energy Class
Under Issuance



Property Details

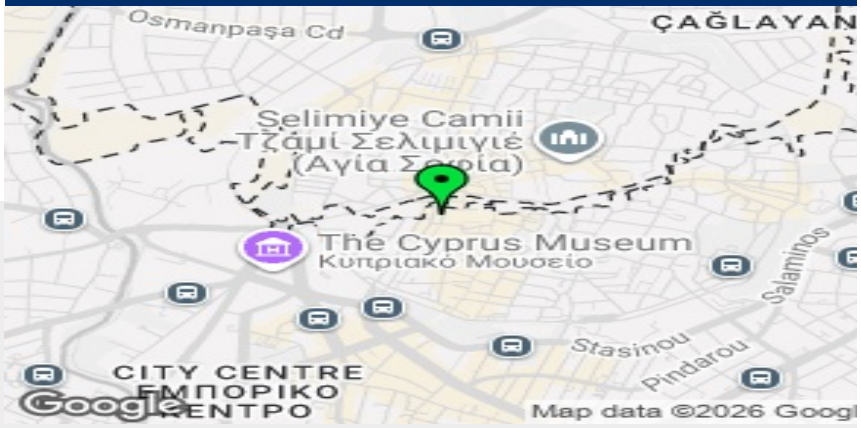
○ Air Conditioning	○ Fireplace	○ Guestroom	○ Storage room	○ Solar Heater
○ Alarm System	○ Barbeque Area	○ Basement	○ Shower	○ Photovoltaic System
○ Ensuite Toilet	○ Swimming Pool	○ Dining Room	○ Gym	○ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	○ Kitchen	○ Near Beach
○ Central Heating	○ Roof Garden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





Unlock Your Investment Potential

Location:





Get In Touch

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