

DP-CY18361/DRE\_6550

# Mixed Use Building in Nicosia Central in

## Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Mixed Use  
Price

**€750,000**

\* Subject to VAT



# Description

Excellent investment opportunity with this well-located mixed-use building set on a 337 m<sup>2</sup> plot with a total covered area of 646 m<sup>2</sup>. The property consists of 2 levels (ground floor and first floor). The ground floor features 2 commercial shops, while the first floor comprises 3 residential apartments, offering an ideal combination of commercial and residential rental potential. This versatile property is suitable for investors seeking a stable income-generating asset or for future redevelopment, benefiting from its strategic location and multiple-use possibilities. Property Details: Plot Size: 337 m<sup>2</sup> Total Covered Area: 646 m<sup>2</sup> Levels: Ground Floor + First Floor Ground Floor: 2 Commercial Shops First Floor: 3 Residential Apartments Mixed-use investment property

## MAIN FEATURES:

**Internal area**  
646m<sup>2</sup>

**Bathrooms**  
-

**Covered Verandas**  
- m<sup>2</sup>

**Floor**  
N/A

**Parking Spaces**  
-

**Furnished**  
Yes

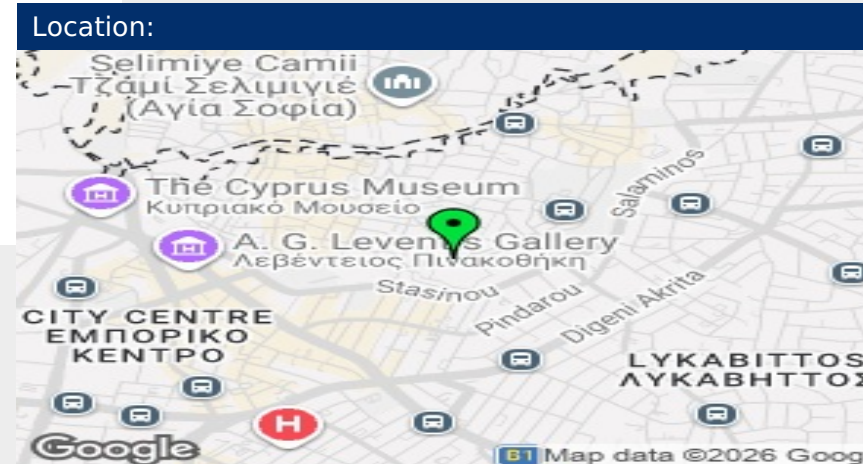
**Energy Class**  
Under Issuance

## Property Details

|                                            |                                            |                                     |                                    |                                           |
|--------------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|-------------------------------------------|
| <input type="radio"/> Air Conditioning     | <input type="radio"/> Fireplace            | <input type="radio"/> Guestroom     | <input type="radio"/> Storage room | <input type="radio"/> Solar Heater        |
| <input type="radio"/> Alarm System         | <input type="radio"/> Barbeque Area        | <input type="radio"/> Basement      | <input type="radio"/> Shower       | <input type="radio"/> Photovoltaic System |
| <input type="radio"/> Ensuite Toilet       | <input type="radio"/> Swimming Pool        | <input type="radio"/> Dining Room   | <input type="radio"/> Gym          | <input type="radio"/> Garden              |
| <input type="radio"/> Jacuzzi              | <input type="radio"/> Double Glaze Windows | <input type="radio"/> Showroom      | <input type="radio"/> Kitchen      | <input type="radio"/> Near Beach          |
| <input type="radio"/> Central Heating      | <input type="radio"/> Roof Garden          | <input type="radio"/> Barbeque Area | <input type="radio"/> Spa          | <input type="radio"/> Near Public Park    |
| <input checked="" type="radio"/> City View | <input type="radio"/> Countryside          | <input type="radio"/> Raised Floor  |                                    |                                           |



# Unlock Your Investment Potential







## Get In Touch

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