



**DELFI**  
PROPERTIES

## Mixed Use Building In Nicosia City Center

Nicosia Municipality, Nicosia, Cyprus Provinces

**Mixed Use**

**€910,000**

\* Not Subject to VAT

**DP-CY13992/TA\_1306**

# Description

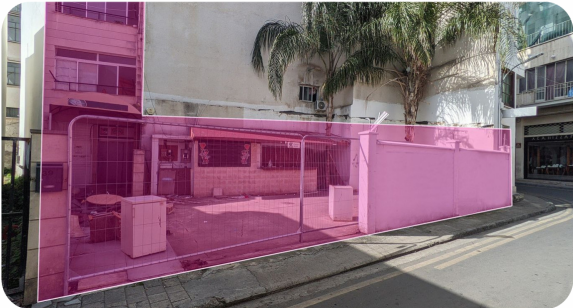
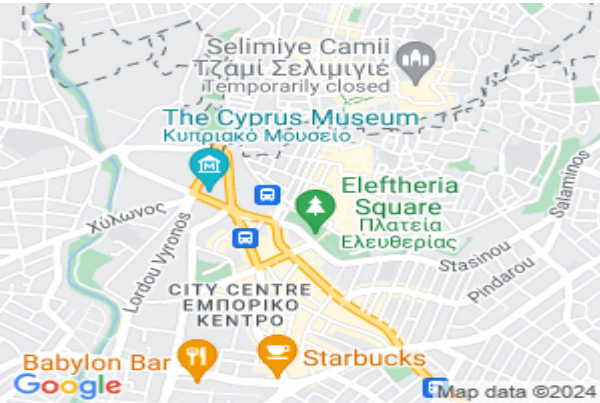
The asset concerns a mixed use building and a 78 sq.m. field, located in Trypiotis, (old town) Nicosia. The asset with Reg.No. 1/4645 concerns the mix use building, consisting of a 235 sq.m basement, 120 sq.m. ground floor, 87 sq.m. mezzanine and 2 upper floors consisting of 10 studio apartments in total. The asset with Reg.No 1/1110 is a plot, extending to about 78 sq.m. in total. The property has a rectangular shape and a flat surface. It abuts with Apollonos Street, along its northern border with a frontage of approx. 10m. The assets are located approximately 150m northwest from Eleftheria square, approximately 330m southeast from The Cyprus Museum and approximately 330m southeast from Ledras Parking. This property consists of: Property with registration number 1/1110, extending to approximately 78 sq.m. in total and falls within Zone ??-?, with a building coefficient of 140%, coverage of 70%, and permission for 2 floors (8m) of construction. Property with registration number 1/1110, extending to approximately 201 sq.m. in total and falls within a duel Zone ??-?, (58%) with a building coefficient of 140%, coverage of 70%, and permission for 2 floors (8m) of construction and Zone ??-?? (42%) , with a building coefficient of 160%, coverage of 70%, and permission for 3 floors (11.5m) of construction.

 Internal Area 614m<sup>2</sup>

 Floor: N/A

 Furnished: No

 Energy Class: C



Property Details

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

Disclaimer

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