



# Three-Storey Mixed-Use Building in Panagia, Nicosia in

## Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Residential  
Building

Price

**€1,150,000**

\* Subject to VAT

# Description

This three-storey mixed-use building presents an attractive investment opportunity in the heart of the Panagia Quarter, Nicosia, offering a versatile layout suitable for both commercial and residential use with strong income potential. The ground floor and mezzanine comprise 11 commercial retail units with mezzanines, including two unified units. At present, five of these units are occupied, generating immediate rental income. In addition, a former large two-storey apartment has been converted into four independent residential units, consisting of two ground-floor apartments and two mezzanine-level apartments. The upper floor accommodates four spacious apartments, all currently vacant and suitable for immediate renovation or leasing. The property is strategically located within Nicosia Municipality, approximately 100 metres east of Pallouriotissa High School and about 820 metres northwest of John Kennedy Avenue, ensuring excellent accessibility to major commercial areas and public transport links. With a combination of income-producing retail units and vacant residential apartments offering value-add potential, this property is well suited for investors seeking to benefit from multiple income streams and capitalize on the upcoming Nicosia rental market.

## MAIN FEATURES:

**Internal area**  
1,194m<sup>2</sup>

**Bathrooms**  
N/Z

**Covered Verandas**  
N/A m<sup>2</sup>

**Floor**  
N/A

**Parking Spaces**  
N/A

**Furnished**  
Yes

**Energy Class**  
Under Issuance



## Property Details

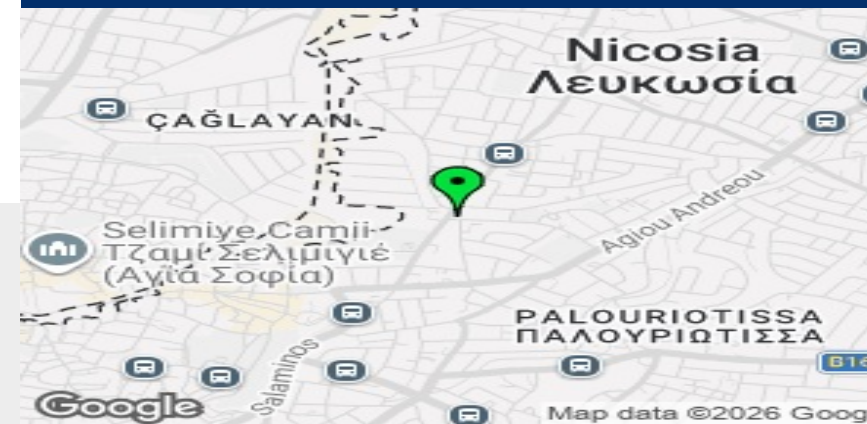
- |                                           |                                               |                                        |                                       |                                              |
|-------------------------------------------|-----------------------------------------------|----------------------------------------|------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



# Modern Home For Modern Life



Location:





## Get In Touch

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