

Mixed-Use Commercial Building in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Commercial Building
Price

€1,485,000

* Subject to VAT

Description

The property is a five-storey mixed-use building with mezzanine and basement, ideally located on Acropoleos Avenue, one of Nicosia’s most central commercial streets. The building comprises a ground floor with a small retail shop of approximately 30 sq.m. with a mezzanine of 30 sq.m., and a larger retail shop of approximately 120 sq.m. with a mezzanine of 120 sq.m. Floors one through three each cover approximately 190 sq.m., divided into two separate office spaces of around 95 sq.m. each, suitable for professional use. The fourth floor features a two-bedroom penthouse apartment with 106 sq.m. of internal area and approximately 84 sq.m. of uncovered verandas. A basement of around 340 sq.m. provides additional parking and storage facilities. Most floors are currently tenanted, generating a rental income of €61,568 and a yield of 4.1%. Office 201, office 302, and the penthouse apartment are vacant, with a potential market rent of €30,600. When fully tenanted, the property could achieve a total rental income of €92,168 and a yield of 6.2%. It falls within Planning Zone Eß3, permitting a building density of 160%, coverage of 50%, up to six floors, and a maximum height of 24 metres.

MAIN FEATURES:

Internal area
976m²

Bathrooms
N/Z

Covered Verandas
N/A m²

Floor
N/A

Parking Spaces
N/A

Furnished
Yes

Energy Class
Under Issuance

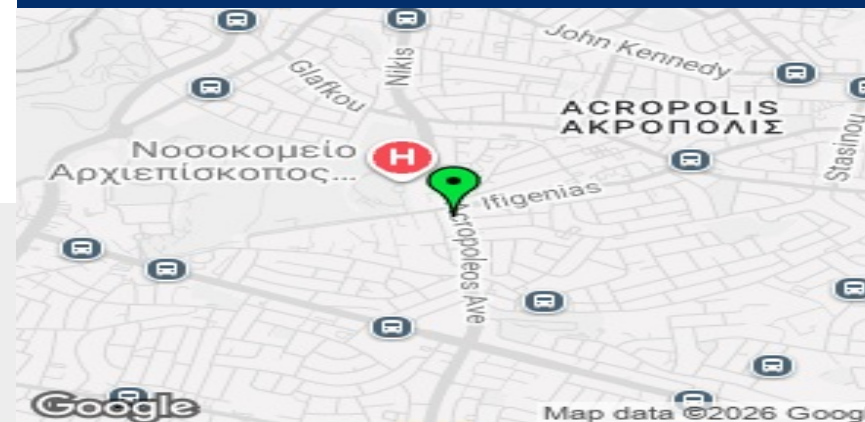
Property Details

☐ 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

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.