

DP-CY18193/TA\_1959

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

Strovolos, Nicosia Commercial Building  
Price

**€1,350,000**

\* Subject to VAT

# Description

The property is a mixed-use commercial building located in the sought-after Chryseleousa area of Strovolos, Nicosia, offering a high-standard construction and excellent investment potential. Built in 2002, the building is arranged over a basement, ground floor, mezzanine, and first floor, with a total covered area of 904 sq.m. on an 843 sq.m. plot. The ground floor comprises a spacious open-plan retail or exhibition area with a kitchenette and WC, complemented by a mezzanine level providing additional operational or display space. The first floor consists of a large office layout featuring a reception area, seven private offices, a conference room, storage areas, three kitchenettes, and three WCs, one of which includes a shower. The basement offers additional storage space and parking facilities, enhancing the practicality of the property. Its strategic location near major landmarks and key roads ensures excellent accessibility, making it ideal for a variety of commercial uses or investment purposes. A separate title deed for the land is available.

## MAIN FEATURES:

**Internal area**  
904m<sup>2</sup>

**Bathrooms**  
N/Z

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

**Floor**  
N/A

**Parking Spaces**  
N/A

**Furnished**  
Yes

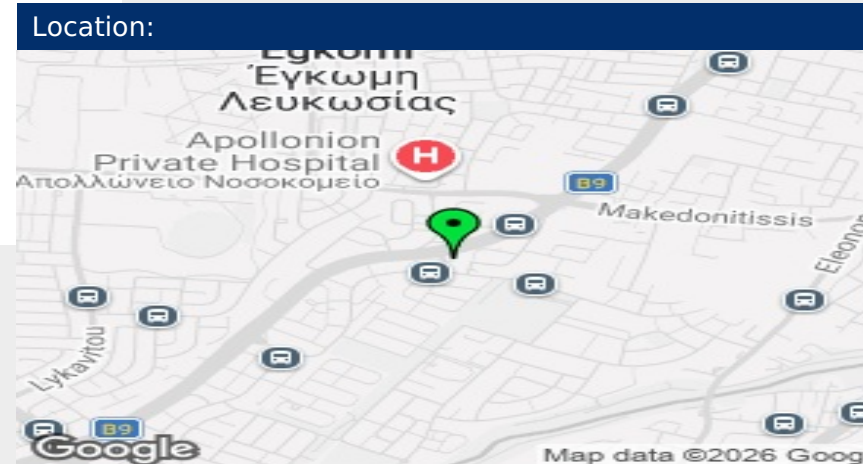
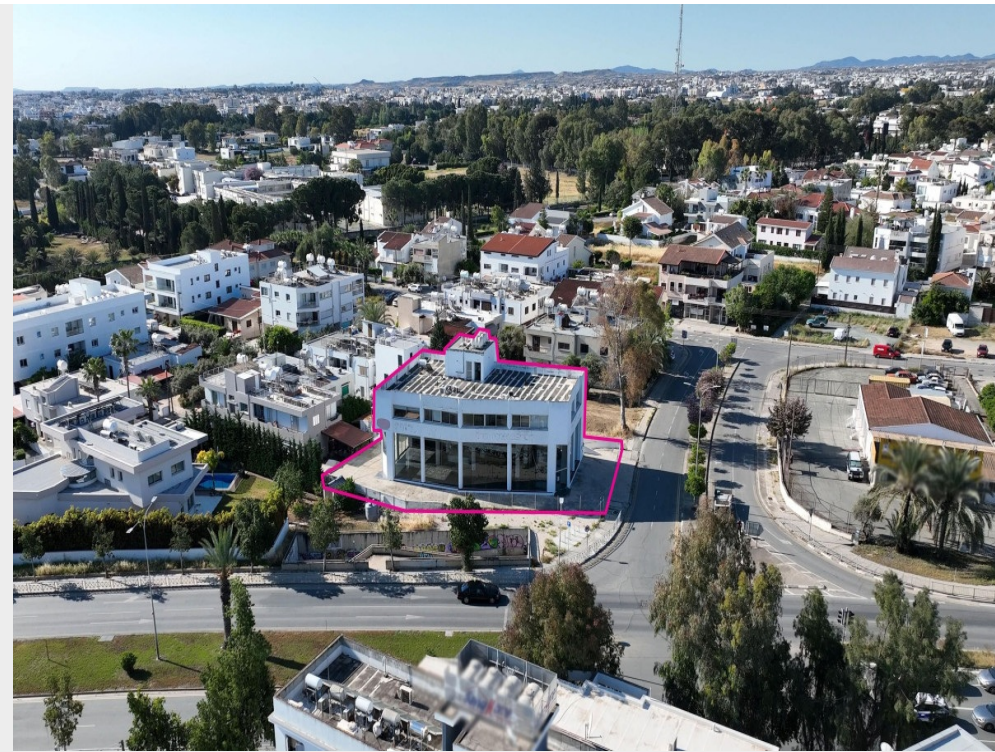
**Energy Class**  
Under Issuance

## Property Details

|                                            |                                            |                                           |                                               |                                                   |
|--------------------------------------------|--------------------------------------------|-------------------------------------------|-----------------------------------------------|---------------------------------------------------|
| <input type="radio"/> Air Conditioning     | <input type="radio"/> Fireplace            | <input type="radio"/> Guestroom           | <input checked="" type="radio"/> Storage room | <input type="radio"/> Solar Heater                |
| <input type="radio"/> Alarm System         | <input type="radio"/> Barbeque Area        | <input checked="" 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 checked="" 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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