



For Sale, Building, Mixed-use Building, Nicosia, Walled Old City, 2,964m²

For Sale : € 12,500,000

Description
Prominent three-storey mixed-use commercial building comprising retail, office, restaurant, and residential units, located in a high-demand, prime area of Trypiotis, in Nicosia district. Location: Ideally situated in the heart of the capital, located approximately 550m south of Eleftheria Square, 900m northwest of "The Landmark" hotel, and 1.7km from the Presidential Palace, offering maximum visibility and city-center access. Property Highlights: • Total Covered Area: 2,861sq.m. • Plot Size: 2,964sq.m. (comprising two adjacent plots). • Total Units: Retail supermarket, cosmetics department, office spaces, a restaurant/cafeteria, and three (3) apartments. • Parking: Includes a dedicated on-site parking area. Floor-by-Floor Breakdown: • Basement: Supermarket storage with cold storage spaces, a single sales/clothing display area, and fitting rooms. • Ground Floor: Divided into three major sections: an open-plan cosmetics department (with escalator, two elevators, and stairs), a fully functional supermarket (with three corridors, refrigerators, and four cash registers), and an office sector containing three offices, a restroom, and a loading/unloading dock. • 1st Floor: Features an open-space retail product display layout with multi-gender toilets, fitting rooms, and a dedicated server room. • 2nd Floor: Consists of a restaurant/cafeteria area (open-plan dining, kitchen, storage, and cash register) alongside a staff facility sector (men's and women's locker rooms, meeting room, and a secondary kitchen). • Additional Mixed-Use Block: A connected structure features a ground floor store with a mezzanine, topped by two floors housing a total of 3 apartments. There are separate title deeds. Energy Performance Category: C & D

Details

Property Type: Building	Status: Available	Website
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Main Features

Property Subtype: Mixed-use Building	Construction Year: 1963	Furnished: Unfurnished
Floors Building: 3		

Area

Plot Area: 2,964m²	Total Area: 2,861m²
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Gallery







