



For Sale, Building, Mixed-use Building, Nicosia, 2,400m²

For Sale : **€ 12,221,000**

Description

Five-storey commercial building known as “SOTADYK,” constructed approximately in 2000 and situated in a corner position within the Agioi Omologites area of Nicosia Municipality and district.

 Location: Corner positioning on Dimostheni Severi Avenue, Sahtouri Street, and Nikitara Street, surrounded by commercial and multi-storey office developments.

 Property Highlights:
 • Land Area: 2,400sq.m.
 • Total Building Size: 3,954sq.m.
 • Existing Building Layout:
 - Basement: Configured with auxiliary spaces, an EAC substation, and parking.
 - Ground Floor & Mezzanine: Comprises office spaces, auxiliary areas, and covered parking.
 - First Floor: Divided into two sections; features a reception area, office spaces, conference rooms, kitchen, server room, storage, and bathrooms.
 - Second & Third Floors: Includes a reception area, multiple office spaces, conference rooms, small kitchens, dining areas, and bathrooms.
 - Fourth Floor: Configured with a reception area, office spaces, auxiliary spaces, and an uncovered roof garden.
 • Parking: Eighty-nine (89) total parking spaces allocated on-site.
 • Occupancy: Partially rented (1st & 2nd floors). Current Yield: 2%. Potential Yield: 6% (fully let).

 There is a separate title deed for this property.

 Energy Category: D

Details

Property Type: Building	Status: Available	Website
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Main Features

Property Subtype: Mixed-use Building	Construction Year: 2000	Furnished: Unfurnished
Floors Building: 5		

Area

Plot Area: 2,400m²	Total Area: 3,954m²
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Gallery

