



For Sale, Building, Mixed-use Building, Nicosia, Strovolos, Chryseleousa, 2,298m²

For Sale : € 2,995,000

Description

High-potential six-storey mixed-use building comprising retail, office, and residential units, located in a high-demand, prime area of Chryseleousa, in Strovolos municipality, in Nicosia district. Location: Ideally situated on the high-profile Strovolou Avenue, boasting approximately 42m of direct road frontage just east of the Pediaios River. The asset sits 100m from the Strovolou Police Station and 350 meters south of the 'Proedrikou Megarou' roundabout. Property Highlights: • Total Covered Area: 2,526 sq.m. • Plot Size: 2,298 sq.m. (offering 82% shared ownership with a distribution agreement in place). • Total Units: 2 large ground-floor showrooms with mezzanines, 5 full floors of office layouts, and 2 premium penthouse apartments. • Parking: 52 parking spaces in total (34 basement spaces and 18 ground-floor spaces) • Occupancy Status: Vacant (The building is currently in an incomplete stage of construction). Floor-by-Floor Breakdown: • Ground Floor & Mezzanine: Features two expansive open-plan retail shops with 18 dedicated parking bays; each unit includes a mezzanine level, 2 toilets, and 2 kitchenettes. • 1st to 5th Floors: Five identical, spacious levels designed for office use, each configured with reception areas, individual office zones, 6 toilets, and 2 kitchenettes. • 6th Floor/Penthouse: Designed to house 2 luxury three-bedroom apartments featuring walk-in wardrobes and private en-suite showers upon completion. Title deeds can be issued subject to acquiring relevant permits, and the subject share explicitly benefits from the remaining inexhaustible building density (1,717sq.m.) and coverage (583 sq.m.). Energy Performance Category: H

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Mixed-use Building**

Construction Year: **2002**

Furnished: **Unfurnished**

Floors Building: **6**

Area

Plot Area: **2,298m²**

Total Area: **2,526m²**



Gallery

