



For Sale, Building, Office Building, Nicosia, Agios Dometios, Agios Georgios, 2,170m²

For Sale : **€ 5,400,000**

Description
Income-generating four-storey commercial building comprising a large retail bank branch, multiple office wings, and telecommunication facilities, located in a high-demand, prime area of Agios Georgios, in Agios Dometios municipality, in Nicosia district.
Location: Ideally situated on a busy, high-visibility commercial road within very close proximity to the capital's city center. The asset sits 1km from the Agios Dometios community center, 2km from the B9 motorway, and 5km from Strovolos, offering superb connectivity for businesses.
Property Highlights:
• Total Covered Area: 5,151sq.m.
• Plot Size: 2,170sq.m.
• Total Units: One (1) large ground-floor retail bank branch with an expansive auxiliary mezzanine, and four (4) floors of dedicated corporate office spaces.
• Parking: Fifty four (54) parking spaces in total (36 basement spaces and 18 ground-floor spaces).
Financial Performance:
• Occupancy Rate: Partially let (The rooftop antenna and part of the ground floor/basement are occupied by CYTA, generating a stable monthly rental income, while Office 102 is also currently occupied.)
Floor-by-Floor Breakdown:
• Basement: Accessed via a north-side ramp with direct elevator access, containing 36 parking spaces, engine rooms, and extensive corporate storage facilities.
• Ground Floor & Mezzanine: Retail bank branch consisting of a large customer service center, partitioned glass/aluminum offices, a vault, and 18 external parking spaces. The expansive mezzanine is split into eastern meeting rooms/toilets and a western independent office layout featuring open-plan plasterboard dividers, a kitchenette, and sanitary facilities.
• 1st to 4th Floors: Four identical levels consisting of two office wings each. All floors feature large open-plan office spaces tailored with functional room dividers, each fully served by private toilets and dedicated kitchenettes.
There is a title deed in place.
Energy Performance Category: C

Details		
Property Type: Building	Status: Available	Website
Main Features		
Property Subtype: Office Building Furnished: Unfurnished	Town Planning Zone: Residential Floors Building: 4	Construction Year: 1995
Area		
Plot Area: 2,170m²	Total Area: 5,151m²	



Gallery

