



For Sale, Building, Mixed-use Building, Nicosia, Strovolos, Chryseleousa, 496m²

For Sale : **€ 2,200,000**

Description

A unique investment opportunity in a five-storey building with basement, located in a high demand and low supply areas for commercial and residential properties, in Strovolos Municipality, Chryseleousas quarter, Nicosia District.

 A unique investment opportunity: A five-storey mixed-use building with a basement, located in a high-demand, low-supply area of Strovolos (Chryseleousa Quarter), Nicosia.

 This asset offers a versatile layout, currently in an incomplete state (shell & core), providing a developer or owner-occupier the opportunity to customize all internal finishes to their specific requirements.

 Building Composition:
 •Ground Floor Shop: 244 sq.m.
 •Mezzanine: 110 sq.m.
 •Floors 1-3: Office spaces of 196 sq.m. per floor.
 •4th Floor: A spacious apartment/penthouse of 212 sq.m.
 •Basement: 423 sq.m. comprising parking spaces and auxiliary/storage rooms.
 •Verandas: Approx. 98 sq.m. of covered outdoor space.
 •Building Communal Areas: Approx. 111 sq.m.

 Strategic Location:
 The building is situated within walking distance of universities, supermarkets, cafes, and restaurants. It abuts Vyzantiou Street, located approximately 100 m. southeast of Griva Digeni Avenue and 200 m. southwest of the Prodromou and Vyzantiou intersection. This prime location ensures excellent visibility and accessibility.

 The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

 Energy Category: C

Details

Property Type: Building	Status: Available	Website
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Main Features

Property Subtype: Mixed-use Building WC Bathrooms: 1	Town Planning Zone: Commercial Furnished: Unfurnished	Construction Year: 2012 Floors Building: 5
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Area

Plot Area: 496m²	Total Area: 1,577m²
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Gallery









