

# For Sale, Apartment, Standard Apartment, Nicosia, Ag. Antonios, 98m²

For Sale : **€ 170,000**

**Description**
Versatile Office Space in Central Location – Agios Antonios, Nicosia

Situated on the sixth floor of a mixed-use building in Agios Antonios, Nicosia, this 98 sqm apartment currently functions as an office, offering a flexible space ideal for professional use in a highly accessible area.

Key Features:

Internal Area: 98 sqm

Layout: Open-plan office area, kitchen, and toilet

Specifications: Ceramic tile flooring and split-unit air conditioning installed

Floor: 6th floor with elevated views and natural light

The property is located in a vibrant area that blends residential and commercial developments. It offers excellent proximity to the city center and direct access to the motorway, enhancing convenience for commuting and client access.

Planning Zones:

Commercial Zone Eβ1:

Building Density: 200%

Coverage: 50%

Maximum Floors: 10

Maximum Height: 30m

Residential Zone Kα3:

Building Density: 140%

Coverage: 50%

Maximum Floors: 4

Maximum Height: 17m

This asset presents a strong opportunity for businesses seeking centrally located office premises or investors exploring commercial potential in one of Nicosia's most accessible districts.

## Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **61**

## Main Features

Property Subtype: **Standard Apartment**
Bedrooms: **2**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Bathrooms: **1**
Floors Building: **6**

Construction Year: **1970**
Kitchen Type: **Open Plan**

## Area

Covered Area: **98m²** Uncovered Area: **5m²**

## Energy & Heating

Energy Efficiency Grade: **G**

## Further Details

Elevator

# Gallery

