



Mixed-use building in Egkomi, Nicosia

For Sale : **€ 1,000,000**

Description

The property concerns a mixed-use building, in Egkomi. It is located 5 minutes drive from the Mall of Egkomi and 2 minutes drive from Archangelos round-about, 350m from Lefkotheou Avenue.

The building abuts on Lykavitou Avenue, which is one of the main commercial streets in the area, with a total frontage of 20m.

Consists of a showroom with a mezzanine and basement on the ground floor, an office on the 1st floor and a flat on the 2nd floor. The basement has an area of 345sqm, the showroom has a total area of 250sqm and the mezzanine 110sqm. The office on the first floor has an internal area of 110 sqm.

The apartment on the second floor consists of an open plan area with a kitchen, living room and dining room, 3 bedrooms one of the en-suite and a separate bathroom. The apartment has a total area of 125 sqm, 30 sqm covered verandas and 46 sqm of uncovered verandas.

The plot has a land area of 549sqm.

The property offers close proximity to an ample of amenities such as shops, restaurants, university and schools. The immediate area of the asset comprises residential developments.

Energy Performance Certificate for shop: Energy Class C
Energy Performance Certificate for office: Energy Class D
Energy Performance Certificate for apartment: Energy Class F

Details

Property Type: **Building** Status: **Available** [Website](#)

Main Features

Property Subtype: **Mixed-use Building** Construction Stage: **Resale** Construction Year: **2002**

Area

Internal Area: **467m²** Plot Area: **549m²**

Energy & Heating

Energy Efficiency Grade: **Pending Certification**

Gallery















