



Incomplete six-storey mixed-use building in Strovolou Avenue, Nicosia

For Sale : **€ 2,995,000**

Description

An excellent development opportunity in a mixed-use building, situated in one of the highest traffic areas of Nicosia, Strovolou avenue.
 The building consists of six floors with a basement parking area and is in an incomplete stage of construction ready for refurbishment/renovation.
 The ground floor and mezzanine levels were previously used as shops, floors 1st-5th have been used as offices and the 6th floor have been used as 2 three bedroom apartments.
 The ground floor consists of two open plan shops, each having 2 toilets, 2 kitchenettes, 18 parking spaces, and mezzanines with a toilet and a kitchenette.
 1st to 5th floors are identical and consists of reception areas, offices, 6 toilets and 2 kitchenettes.
 The 6th floor when finished will consist of 2 three bedroom apartments with walk in wardrobes and en suite showers.

 Title deeds for the property can be issued subject to acquiring the relevant permits and licenses and fulfilling any obligations.

 There is a distribution agreement in place and any inexhaustible building density and coverage (Density calculated at 1,717sq.m. - Coverage calculated at 583sq.m.) benefits the subject share.

 The property is located on Strovolou Avenue, with a road frontage of approximately 42 sq.m. east of Pedaios River, approximately 100 meters southwest of Athalassiss Ave. and Strovolou Police Station, approximately 80 meters southwest of the junction that connects Strovolou and Athalassiss Ave. and approximately 350 meters south of the roundabout (known as `Proedrikou Megarou`) which connects Strovolou, Dimostheni Severi and Kyriakou Matsi Ave.

 The property falls within Zone Eß3, with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24m) of construction.

 Asking price for the specific asset is negotiable.

 Energy Rating: H

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Mixed-use Building**
Floors Building: **6**

Construction Year: **2002**

Furnished: **Unfurnished**

Area

Plot Area: **2,298m²**

Total Area: **2,526m²**

Gallery

