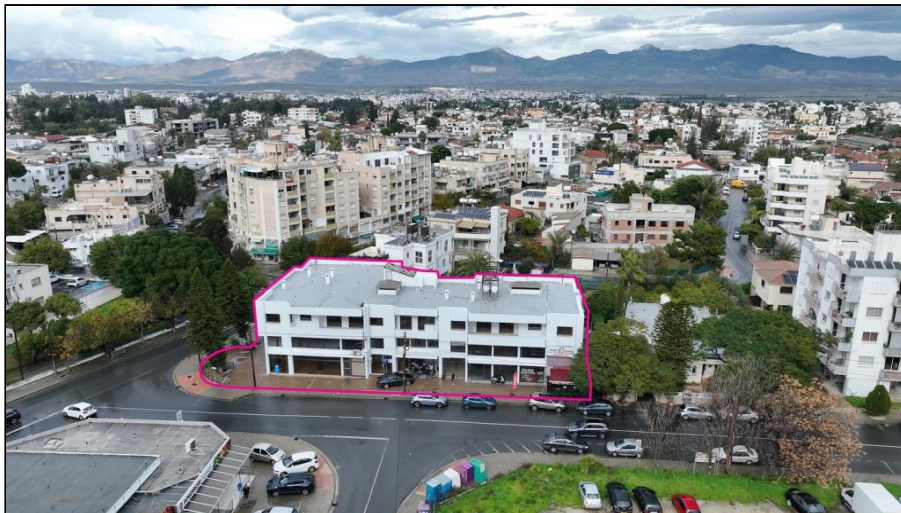




Mixed-use building in Panagia, Nicosia

For Sale : **€ 1,150,000**

Description

This mixed-use building presents an investment opportunity in the heart of Panagia Quarter, Nicosia. Perfectly positioned for both commercial and residential demand, the property offers a versatile layout with significant income potential.

Internal Layout:

- Ground floor - Total Units: 15 • 11 commercial retail units with mezzanines (including two unified units) on Ground Floor. Currently, three units are occupied, providing immediate rental income.
- 4 Apartments: A former large two-storey apartment has been expertly divided into four independent units: two ground-floor apartments and two mezzanine-level apartments.
- Apartment 1 (Internal Area 40sq.m): Open plan living room/kitchen, one bedroom and a bathroom.
- Apartment 2 (Internal Area 42sq.m): Open plan living room/kitchen, one bedroom and a bathroom.
- Apartment 3 (Internal Area 39sq.m): Open plan living room/kitchen, one bedroom and a bathroom.
- Apartment 4 (Internal Area 35sq.m): Open plan living room/kitchen, one bedroom and a bathroom.

First Floor - Total Units: 4 • 4 Apartments: Comprises four spacious apartments, all currently vacant and ready for immediate renovation or leasing.

- Apartment 1 (Internal Area 270sq.m): Living room with fireplace, kitchen, laundry room, a main bathroom, four bedrooms with on en-suite shower.
- Apartment 2 (Internal Area 105sq.m): Living room with fireplace, kitchen, laundry room, a main bathroom and two bedrooms.
- Apartment 3 (Internal Area 125sq.m): Open plan living room/kitchen with fireplace, one bedroom and a bathroom, guest toilet and two bedrooms.
- Apartment 4 (Internal Area 85sq.m): Open plan living room/kitchen with fireplace, one bedroom and a bathroom and two bedrooms.

Location & Connectivity: Situated in the area of Nicosia Municipality, the building is strategically located:

- 100m East of the Pallouriotissa high school.
- 820m Northwest of John Kennedy Avenue, ensuring easy access to major commercial hubs and public transport.

Investment Potential: With a mix of active retail leases and vacant residential units, this property is ideal for investors looking to capitalize on the 2026 Nicosia rental market through a multi-stream income strategy.

Energy Category:

- Apartment 101: E
- Apartment 102: E
- Apartment 103: E
- Apartment 104: E
- Apartment 1: C
- Apartment 2: C
- Apartment 3: C
- Apartment 4: C
- Shop 1: C
- Shop 2: C
- Shop 3: C
- Shop 4: C
- Shop 5: C
- Shop 6: C
- Shop 7: C
- Shop 8: C
- Shop 9: C
- Shop 10: C

Details

Property Type: **Building**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Mixed-use Building**

Construction Year: **1986**

Furnished: **Unfurnished**

Floors Building: **3**

Area

Covered Verandas: **62m²**

Plot Area: **1,397m²**

Total Area: **1,194m²**

Gallery

