



Five-storey incomplete building with a basement in Chryseleousas, Strovolos, Nicosia

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: Approx. 227 sq.m.
 •Mezzanine: Approx. 121 sq.m.
 •Floors 1-3: Office spaces of approximately 179 sq.m. per floor.
 •4th Floor: A spacious apartment/penthouse of approximately 194 sq.m.
 •Basement: 435 sq.m. comprising parking spaces and auxiliary/storage rooms.
 •Verandas: Approximately 98 sq.m. of covered outdoor space.
 •Building Communal Areas: 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](#)

Main Features

Property Subtype: **Mixed-use Building**
WC Bathrooms: **1**

Town Planning Zone: **Commercial**
Furnished: **Unfurnished**

Construction Year: **2012**
Floors Building: **5**

Area

Plot Area: **496m²**

Total Area: **1,514m²**

Gallery









