

Commercial Building 4,615 SQM For Sale

€6,000,000 Guide Price

Spyrou Kyprianou Avenue, Nicosia

Key Facts

- 4,615 m² Covered Area
- 1,324 m² Land Size
- Title Deed: Available

ID: 16087



Indoor Features

- Basement
- Covered Parking
- Mezzanine
- Underground Parking
- EPC Energy Class: Pending

Outdoor Features

- Uncovered Parking

Description

A six storey commercial building with a total area of 3.245 sqm (plus 1.370 sqm basement) located in a central location in Nicosia. It is adjacent to Spyrou Kyprianou Avenue, at a distance of few meters of the intersection of Spyrou Kyprianou Street and Themistokli Dervi Street (near Starbucks and Piraeus Bank's HQ).

The building consists of two levels of basement car parking (1,370 sqm), a ground floor (530 sqm), a mezzanine (465 sqm), and five floors above (2,250 sqm). The total land area is 1.324 sqm.

The ground floor consists of a reception area, offices and showroom, the mezzanine, the 1st, the 2nd and the 3rd floor consist of an open plan showroom and the 4th and 5th floors consist of offices. It is noted that on the terrace, a metallic construction has been erected which consists of a conference room and a library. The two basements of the building are used as a showroom.

Spyrou Kyprianou Avenue is established as one of the busiest streets in Nicosia with a mixture residential and commercial properties. Most local buildings consist of shops, restaurants and showrooms on the ground floor and offices or apartments on the upper floors. The property enjoys easy access to the wider city of Nicosia and the surrounding areas.

The property falls within the commercial planning zone Eα3 with a maximum building density coefficient of 200% and a land coverage coefficient of 40% over 10 floors and 38 metres height.



