

# Commercial Building 6,100 SQM For Sale

**€10,500,000**

Ledras Street, Nicosia

## Key Facts

- 6,100 m<sup>2</sup> Covered Area
- Title Deed: Available

**ID: 19971**



## Indoor Features

- Air Conditioning
- Covered Parking
- Guest Toilet
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Solar System

## Description

This commercial building is situated in the famous Ledras Street - within the walls Nicosia.

Constitute of the following:

-A common area of around 450m<sup>2</sup>

-Shop 1 of 185m<sup>2</sup> and a 63m<sup>2</sup> mezzanine

-Shop 2 of 177m<sup>2</sup> and a 23m<sup>2</sup> mezzanine

-Shop 3 of 312m<sup>2</sup> and a 145m<sup>2</sup> mezzanine

-Shop 4 of 115m<sup>2</sup>

-Shop 5 of 75m<sup>2</sup> and a 44m<sup>2</sup> mezzanine

-The three level underground parking with 154 parking spaces of c. 4,500m<sup>2</sup>

This building provides the exceptional benefit of providing an unused building density of c. 2.500m<sup>2</sup>

