

# Commercial Building 2,130 SQM For Sale

**€2,600,000**

Lykavitos, Nicosia

## Key Facts

- 2,130 m<sup>2</sup> Covered Area
- 672 m<sup>2</sup> Land Size
- Year Built: 1999
- Title Deed: Available

**ID: 35772**



# Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Central Heating
- Conference room
- Covered Parking
- Electrical Appliances
- Fitted Kitchen
- Guest Toilet
- Male and Female W/C
- Pressurised Water System
- Reception
- Water Heater
- EPC Energy Class: Pending

## Description

This exceptional five-story commercial building is situated in the bustling heart of Agios Antonios, Nicosia, offering a unique investment opportunity. The property stands prominently in a central location, surrounded by thriving businesses, retail outlets, essential amenities and consist a showroom/retail unit with mezzanine on the ground floor and 4 upper floors which consist of offices.

Key Features:

- Total Floors: 5 (4 + Ground Floor with mezzanine)
- Basements: 2
  - o Basement -1: Designated parking space, ensuring convenient and secure parking for tenants and visitors.
  - o Basement -2: Currently rented as a stockroom, providing additional rental income.
- Current Occupancy: Partially rented
- Current Yield: 5.1%
- Potential Yield: 6.9% (with the rental of the ground floor)

The building is designed to facilitate a variety of commercial uses, offering flexible space solutions that can accommodate retail shops, offices, or service centers. The ground floor and the mezzanine, are currently available for rent, presents an excellent opportunity to increase the property's yield significantly.

Investment Highlights:

- Prime Location: Situated in the central commercial district of Agios Antonios, with high foot traffic and easy access to public transport.
- Strong Yield Potential: The property is currently providing a 5.1% yield, with the potential to increase to 6.9% upon renting out the ground floor.
- Versatile Space: The building's flexible layout makes it suitable for a wide range of commercial tenants.
- Parking Facilities: Dedicated parking space in Basement -1 enhances the property's appeal to tenants.

This property represents a solid investment with its prime location, current rental income, and significant potential for increased returns. Don't miss out on this opportunity to invest in a prominent commercial building in the vibrant district of Agios Antonios, Nicosia.

























