



## Commercial Five-Storey Building for Sale in Agios Antonios area, Nicosia.



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 3,014,650.84

### Ubicación

País:	Chipre
Estado/Región/Provincia:	Nicosia
Ciudad:	Nicosia
Código postal:	1070
Publicado:	21/08/2024

### Descripción:

Located in Nicosia.

Commercial Five-Storey Building for Sale in Agios Antonios area, Nicosia. The property is in an excellent location on a central street in Nicosia. It is close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants banks etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center.

Exeptional five-storey commercial building for sale situated in the bustling heart of Agios Antonios, Nicosia. The property stands prominently in a central location, surrounded by thriving businesses, retail outlets, essential amenities. It consists of a showroom/retail unit with mezzanine on the ground floor and 4 upper floors which consist of offices. The building's flexible layout makes it suitable for a wide range of commercial tenants.

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, present an excellent opportunity to increase the property's yield significantly.

### Investment Highlights:

It is noted that it offers a 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.

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.

It falls within Zone Ka3, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction.

#### Features:

- Total Floors: 5 (4 + Ground Floor with mezzanine)
- Basements: 2
- Basement -1: Designated parking space, ensuring convenient and secure parking for tenants and visitors.
- 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)

Fabricado: 1999

#### Común

Pies cuadrados terminados: 2130 m2

Tamaño del lote: 672 m2

#### Room details

Total rooms: 7

#### Building details

Parking: Sí

Número de plantas: 5

#### Rental details

Furnished: Sí

#### Lease terms

Date Available:

#### Información adicional

URL sitio web: [http://www.arkadia.com/WJTH-T1482/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WJTH-T1482/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

IMLIX ID: 46192



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