



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



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 3,025,505.21

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Nicosia
Città:	Nicosia
Cap:	1070
Pubblicato:	21/08/2024

Descrizione:

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)

Costruito: 1999

#### Comune

Finito piedi quadrati: 2130 mq

Dimensione del lotto: 672 mq

#### Room details

Total rooms: 7

#### Building details

Parking: Sì

Numero di piani: 5

#### Rental details

Furnished: Sì

#### Lease terms

Date Available:

#### Informazioni aggiuntive

URL del sito: [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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