



## Mixed Use Property for Sale in the prime area of Agios Antonios



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 2,835,190

### Location

Country: Cyprus  
State/Region/Province: Nicosia  
City: Nicosia  
ZIP code: 1077  
Posted: Mar 14, 2025

### Description:

Located in Nicosia.

Mixed Use Property for Sale in the prime area of Agios Antonios, in Nicosia. The property comprises two adjacent plots, one residential and one commercial, totaling 1,201 square meters, located in the Agios Antonios quarter of Nicosia. Situated on a main street of Nicosia, these plots offer a strategic position near Nicosia's commercial and administrative center. One plot features a vacant two-story building previously used as a restaurant, while the other remains undeveloped. The plots fall within the Category I Activity Axis, permitting residential, office, commercial, or mixed-use developments. Unifying the plots may provide incentives for increased building density, with allowances up to 200%, coverage ratios of 50%, and building heights up to 38 meters across ten floors. This area is undergoing significant redevelopment, emerging as a new business hub with projects like the Nicosia City Center and the refurbishment of the Landmark Hotel. The location offers convenient access to major highways connecting Nicosia to Limassol and Larnaca, and is surrounded by diverse amenities, including key commercial avenues and the Central Bank of Cyprus. The elevated site provides unobstructed views of Makarios Avenue and Nicosia's historic center, blending modern convenience with historic charm. This property represents an exceptional investment opportunity in a vibrant and evolving area of Nicosia.

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## Common

Finished sq. ft.:	522 sq m
Lot Size:	1201 sq m

## Building details

Number of Floors:	2
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/WJTH-T3275/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WJTH-T3275/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	50793
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