



Mixed Use Building For Sale in Strovolos area, Nicosia.



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 3,139,335.28

Location

Country: Cyprus
State/Region/Province: Nicosia
City: Nicosia
Posted: Jun 25, 2026

Description:

Located in Nicosia.

Mixed Use Building for Sale in Strovolos area, Nicosia. The property is in an excellent location on a central avenue 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. An excellent development opportunity in a mixed-use building, situated in one of the highest traffic areas of Nicosia. The building consists of six floors with a basement parking area and is in an incomplete stage of construction ready for refurbishment/renovation. The ground floor and mezzanine levels were previously used as shops, floors 1st-5th have been used as offices and the 6th floor have been used as 2 three bedroom apartments. The ground floor consists of two open plan shops, each having 2 toilets, 2 kitchenettes, 18 parking spaces, and mezzanines with a toilet and a kitchenette. 1st to 5th floors are identical and consist of reception areas, offices, 6 toilets and 2 kitchenettes. The 6th floor when finished will consist of 2 three bedroom apartments with walk in wardrobes and en suite showers. Title deeds for the property can be issued subject to acquiring the relevant permits and licenses and fulfilling any obligations. There is a distribution agreement in place and any inexhaustible building density and coverage (Density calculated at 1,717sqm - Coverage calculated at 583sqm) benefits the subject share. There is a lease agreement, dated 30/07/2020, for 10 years from 01/08/2020 – 31/07/2030 with the right of renewal, nevertheless, there is an ongoing legal proceeding regarding the tenancy agreement and the asset remains vacant. The property falls within Zone Eβ3, with a building coefficient of 160%, coverage of 50%, and permission for 6 floors (24m) of construction.

Built: 2002



Common

Bathrooms:	4
Finished sq. ft.:	2526 sq m
Lot Size:	2298 sq m

Room details

Total rooms:	7
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Building details

Parking:	Yes
Number of Floors:	6

Rental details

Furnished:	Yes
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Lease terms

Date Available:	
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Additional information

Website URL:	http://www.arkadia.com/WJTH-T7662/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	48027
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