



Reference 16597

Independent Building Ideal for Commercial Offices,  
Rehabilitation Centers, Gyms, and Medical centers.

**€750,000** ~~€875,000~~

Latsia, Nicosia

4 Bathrooms | 446 m<sup>2</sup> Covered

## Description

Ideal for Commercial Offices, Rehabilitation Centers, Gyms, and Medical centers.

- Total Covered Area 446m<sup>2</sup>
- Plot 781m<sup>2</sup>

Additional Development Potential:

- Remaining Coverage: 172 m<sup>2</sup>
- Remaining Building Density: 370 m<sup>2</sup>
- Expansion Possibility: Up to an additional 370 m<sup>2</sup> of buildable area!

- 3 big rooms + 1 independent (with kitchen w/c and shower)
- W/C 4
- Shower 2
- Bathroom 1
- Internal Area 331m<sup>2</sup>

Plot	781 m <sup>2</sup>
Covered veranda	38 m <sup>2</sup>
Uncovered veranda	115 m <sup>2</sup>
Parking spaces	4
Energy efficiency rating	A+
Year of construction	2018
Status	Resale



- Covered Verandas 38m2
- Uncovered Verandas 118m2
- Basement room 77m2
- Garage 62m2
- Parking spaces 4
- Photovoltaic Panels 4.8KW
- Gas Heater Provisions
- Pool Provision
- Fireplace
- close to amenities
- Prime location: ideal for Business
- Energy Efficiency A+
- Plot Zone: Mixed Us

\*Price negotiable



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Provision
  - ✓ Parking · Garage, double
  - ✓ Pool · Optional
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
- 

## Features

- ✓ Kitchenette
  - ✓ Alarm system
  - ✓ Ceramic tiles
  - ✓ Internet
  - ✓ Triple glazing
  - ✓ Luxury specifications
  - ✓ CCTV
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Sound insulation
  - ✓ Thermal insulation
  - ✓ Near bus route
  - ✓ Entrance gate
  - ✓ Near amenities
  - ✓ Energy efficient doors/windows
  - ✓ Next to green area
  - ✓ Spacious rooms
  - ✓ Internal stairs
  - ✓ Electric car charger (provision)
  - ✓ Kitchen island
  - ✓ Entrance hall
  - ✓ Fireproof entrance doors
  - ✓ Pipe-in-pipe plumbing system
  - ✓ Lobby
  - ✓ Veranda
  - ✓ City view
- 

## Gallery



