



Reference 2230

Commercial Building/ Showroom in Strovolos, Nicosia

€2,100,000

Strovolos - Agios Vasileios, Strovolos, Nicosia

1340 m² Covered

Description

The asset is a commercial building in Strovolos municipality, Nicosia district.

The building comprises of a ground floor showroom of 550sqm with mezzanine showroom and offices of 275 sqm, a first floor office space of a 515sqm and a basement of 800sqm used as a parking area and storage space.

The surrounding area of the asset is developed with commercial buildings, offices, showrooms and buildings of mixed commercial and residential use. Strovolos Avenue is one of the main commercial roads of Nicosia and thus the asset benefits from excellent visibility. The shop enjoys great accessibility to the surrounding areas and Nicosia city centre.

The asset falls within two planning zones:

-Commercial planning zone Eß3, with building density coefficient

| | |
|--------------------------|----------------------|
| Plot | 1020 m ² |
| Energy efficiency rating | Certificate expected |
| Year of Construction | 1991 |
| Status | Resale |



of 160%, coverage coefficient 50%, in 6 floors and a maximum height of 24m.

-Residential planning zone Kα5, with building density coefficient of 100%, coverage coefficient 50%, in 3 floors and a maximum height of 13,5m.



Facilities

✓ Aircondition · Split system

✓ Parking · Underground

Features

✓ Main road

✓ Easy access to main roads

✓ Near amenities

✓ Internal stairs

Gallery



