

DP04025/PPC 1760

# Commercial Building in Old Nicosia in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Commercial  
Building  
Price

**€716,000**

\* Not Subject to VAT

# Description

This asset is commercial building located within the walls Nicosia. The asset has a total area of c. 1080sqm and comprises of the ground floor, basement and first floor of c. 290sqm each and the second floor of c. 210sqm. All levels have an open plan layout. The asset enjoys a road frontage along Ploutarchou and Pericleous Streets. The immediate area of the property comprises of listed buildings of residential and commercial use and is considered to be the traditional commercial centre of Nicosia. Ledras Street is one of the main commercial streets of Nicosia with numerous restaurants and shops, which attract a high amount of traffic from both tourists and locals. The asset falls within two planning zones: -Commercial zone EZ and Residential zone Kα-α

## MAIN FEATURES:

**Internal area**  
1,080m<sup>2</sup>

**Bathrooms**  
N/Z

**Covered Verandas**  
N/A m<sup>2</sup>

**Floor**  
0

**Parking Spaces**  
N/A

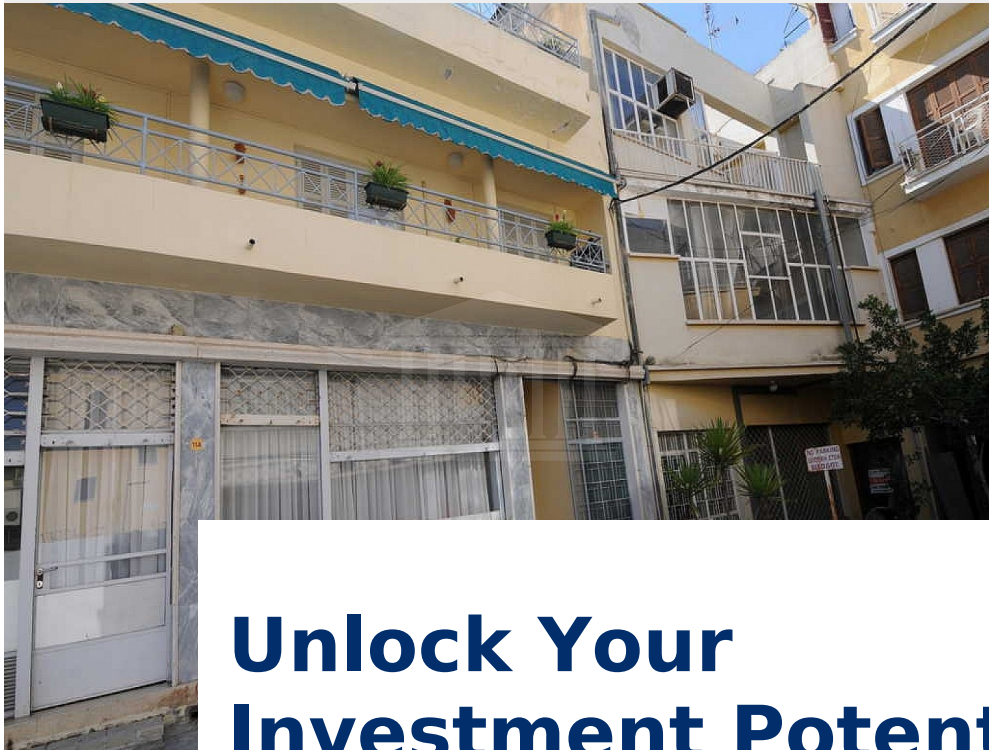
**Furnished**  
Yes

**Energy Class**  
0



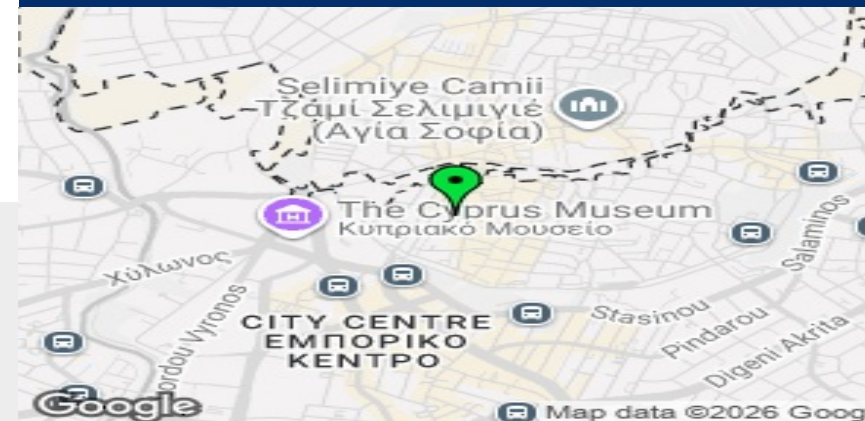
## Property Details

- |                                           |                                               |                                        |                                       |                                              |
|-------------------------------------------|-----------------------------------------------|----------------------------------------|---------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Fireplace            | <input type="checkbox"/> Guestroom     | <input type="checkbox"/> Storage room | <input type="checkbox"/> Solar Heater        |
| <input type="checkbox"/> Alarm System     | <input type="checkbox"/> Barbeque Area        | <input type="checkbox"/> Basement      | <input type="checkbox"/> Shower       | <input type="checkbox"/> Photovoltaic System |
| <input type="checkbox"/> Ensuite Toilet   | <input type="checkbox"/> Swimming Pool        | <input type="checkbox"/> Dining Room   | <input type="checkbox"/> Gym          | <input type="checkbox"/> Garden              |
| <input type="checkbox"/> Jacuzzi          | <input type="checkbox"/> Double Glaze Windows | <input type="checkbox"/> Showroom      | <input type="checkbox"/> Kitchen      | <input type="checkbox"/> Near Beach          |
| <input type="checkbox"/> Central Heating  | <input type="checkbox"/> Roof Garden          | <input type="checkbox"/> Barbeque Area | <input type="checkbox"/> Spa          | <input type="checkbox"/> Near Public Park    |
| <input type="checkbox"/> City View        | <input type="checkbox"/> Countryside          | <input type="checkbox"/> Raised Floor  |                                       |                                              |



# Unlock Your Investment Potential

Location:





## Get In Touch

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