

DP16503/TA_0482

Commercial Space in Ledras Street, Nicosia in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Office
Price

€495,000

* Not Subject to VAT

Description

Centrally located in a prime commercial area in Ledras Street, Nicosia, a corner commercial space of nine offices situated on the 1st floor of a mixed use building and overlooking Ledras, Onasagorou, Ippokratous and Filokyprou Streets. Eight of the offices are unified into one area consisting of a large open plan space, 4 separate offices , 2 toilets and a staircase leading to a mezzanine on the ground floor. The ninth office on the first floor consists of an open plan space and was previously used as a photo studio. The asset is ideally located in one of the most commercial areas of Nicosia and has a quadruple façade facing Ledras square towards Eleftherias square. This property consists of: - Property (1) is extending to approximately 25 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (2) is extending to approximately 57 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (3) is extending to approximately 55 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (4) is extending to approximately 25 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (5) is extending to approximately 45 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (6) is extending to approximately 87 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (7) is extending to approximately 21 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (8) is extending to approximately 22 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction. - Property (9) is extending to approximately 74 sqm. in total and falls within Zone Πα6, with a building coefficient of 180%, coverage of 70%, and permission for 3 floors (11.5m) of construction.

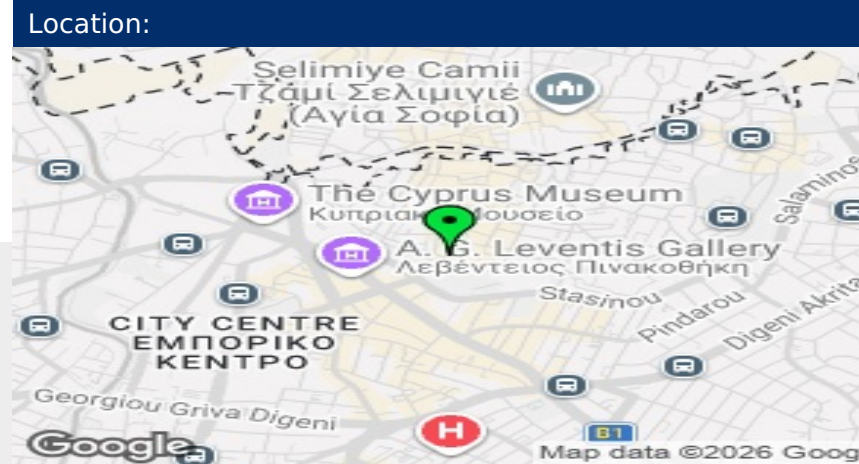
365m ²	Parking spaces N/A
Bathrooms N/Z	Furnished Yes
Covered Verandas N/A m ²	Energy Class 0
Floor FL1	

Property Details

☐ Air Conditioning	☐ Fireplace	☐ Guestroom	☐ Storage room	☐ Solar Heater
☐ Alarm System	☐ Barbeque Area	☐ Basement	☐ Shower	☐ Photovoltaic System
☐ Ensuite Toilet	☐ Swimming Pool	☐ Dining Room	☐ Gym	☐ Garden
☐ Jacuzzi	☐ Double Glaze Windows	☐ Showroom	☒ Kitchen	☐ Near Beach
☐ Central Heating	☐ Roof Garden	☐ Barbeque Area	☐ Spa	☒ Near Public Park
☒ City View	☐ Countryside	☐ Raised Floor		



Unlock Your Investment Potential





Get In Touch

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