

DP00146/E1011

Iris Tower, Office Unit, Nicosia City Center in Nicosia Municipality, Nicosia

Nicosia Municipality, Nicosia Office
Price

€750,000

* Not Subject to VAT

Description

The asset constitutes of 1 office which is part of an 8 storey commercial building named “Iris Tower”. The office is located on the fifth floor with a total area of 427 sqm. The asset is located on Archiepiskopou Makariou III Avenue at a short distance of the intersection of Spyrou Kyprianou Avenue and Digeni Akrita (Lykavitos intersection). The office is equipped with 5 wc, server room, kitchen, etc. The office has the right of use of 4 parking spaces. Archiepiskopou Makariou Avenue is established as one of the busiest streets in Nicosia with mixture residential and commercial properties. Most local buildings consist of shops, restaurants and showrooms on the ground floor and offices or apartments on the upper floors. The property enjoys easy access to the wider city of Nicosia and the surrounding areas. The asset falls within the Eβ1 commercial planning zone, with building density coefficient 200%, coverage coefficient 50%, in 10 floors and a maximum height of 38m as well it falls in Kα3 residential planning zone, with building density coefficient 140%, coverage coefficient 50%, in 4 floors and a maximum height of 17m.

MAIN FEATURES:

Internal area

427m²

Bathrooms

N/Z

Covered Verandas

N/A m²

Floor

FL5

Parking Spaces

4

Furnished

Yes

Energy Class

0

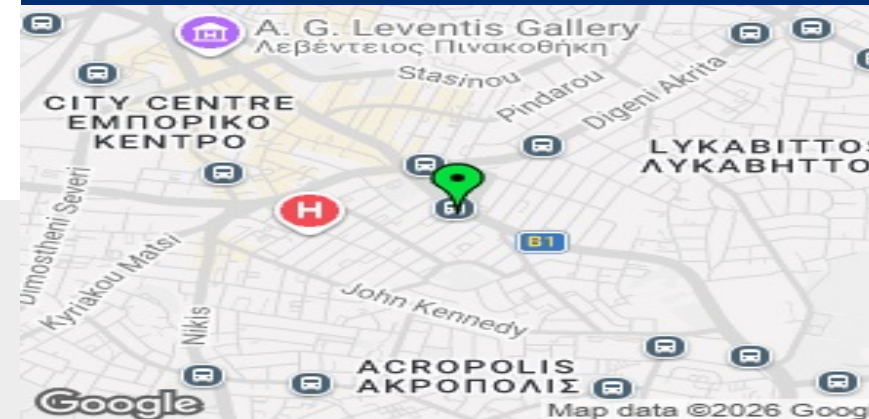
Property Details

☒ 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

Location:





Get In Touch

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