



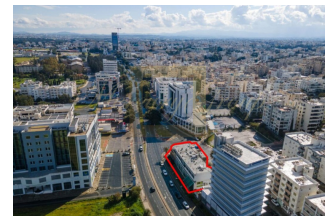
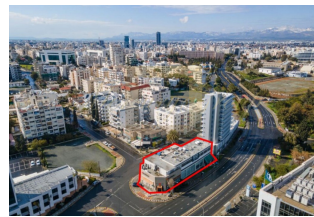
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For sale business of 1204 sq

Cyprus, Nicosia

Price:	€ 2 900 000
Object type	Commerce property
Land area	1236 m2
Area	1204 m2
Category	For sale



For sale business of 1204 sq.meters in Nicosia. Mixed-use building in Aglantzia, Nicosia. The asset is a two storey mixed-use building known as 'Wights Tower' in Aglantzia. It owns a prime location with high visibility on Limassol Avenue. It is adjacent to the Aluminium Tower and is located 1.5km from the city center. The building has a total covered area of 1,204sqm. The ground floor consists of three retail units with a total area of 550sqm and 268sqm mezzanine. The first floor consists of an apartment of 134sqm (currently used as part of a gym) and a vacant office area of 252sqm. The building also benefits from a basement parking area. A Planning Permit has been submitted for a mixed-use building. The planning permit includes: - Ground Floor: Two spacious shops/showrooms/offices offering flexibility for retail or office use, along with a convenient mezzanine level. - First/ Second / Third / Fourth Floor: Office spaces, office areas with an open-plan area, conference rooms, kitchen facilities, and verandas. - Basement: Parking spaces and additional storage rooms. Energy Performance Classifications for the shops: Energy Class C Energy Performance Classifications for the Gym: Energy Class D Energy Performance Classifications for the restaurant: Energy Class D

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