



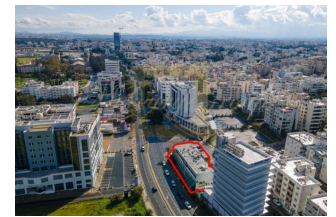
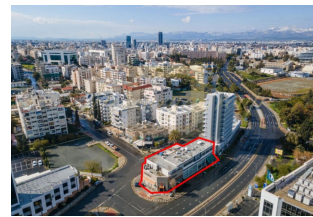
ID: CY-35-1-124381  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37127788866



**For sale business of 1204 sq**

*Cyprus, Nicosia*

<b>Price:</b>	<b>€ 2 900 000</b>
<b>Object type</b>	Commerce property
<b>Land area</b>	1236 m2
<b>Area</b>	1204 m2
<b>Category</b>	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

**Contacts:**

**Inna Kolupaeva**

**GSM:** +37127788866

(Viber, WatsApp)

**E-mail:** inna@mgrouplv