



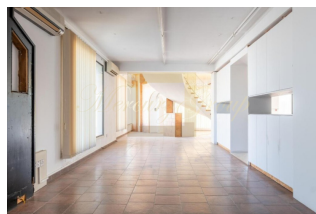
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WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+37127788866



For sale business of 485 sq

Cyprus, Nicosia

Price:	€ 1 350 000
Object type	Commerce property
Land area	549 m2
Area	485 m2
Category	For sale



For sale business of 485 sq.meters in Nicosia. Mixed-use building in Egkomi, Nicosia. The property concerns a mixed-use building, in Egkomi Municipality. It is located 5 minutes drive from the Mall of Egkomi and 2 minutes drive from Archangelos round-about, 350m from Lefkotheou Avenue. The building abuts on Lykavitou Avenue, which is one of the main commercial streets in the area, with a total frontage of 20m. Consists of a showroom with a mezzanine and basement on the ground floor, an office on the 1st floor and a flat on the 2nd floor. The basement has an area of 345sqm, the showroom has a total area of 250sqm and the mezzanine 110sqm. The office on the first floor has an internal area of 110 sqm. The apartment on the second floor consists of an open plan area with a kitchen, living room and dining room, 3 bedrooms one of the en-suite and a separate bathroom. The apartment has a total area of 125 sqm, 30 sqm covered verandas and 46 sqm of uncovered verandas. The plot has a land area of 549sqm. The property offers close proximity to an ample of amenities such as shops, restaurants, university and schools. The immediate area of the asset is residential comprising of residential developments. Energy Performance Certificate for shop: Energy Class C Energy Performance Certificate for office: Energy Class D Energy Performance Certificate for apartment: Energy Class F

Contacts:

Inna Kolupaeva

GSM: +37127788866

(Viber, WatsApp)

E-mail: inna@mgroup.lv