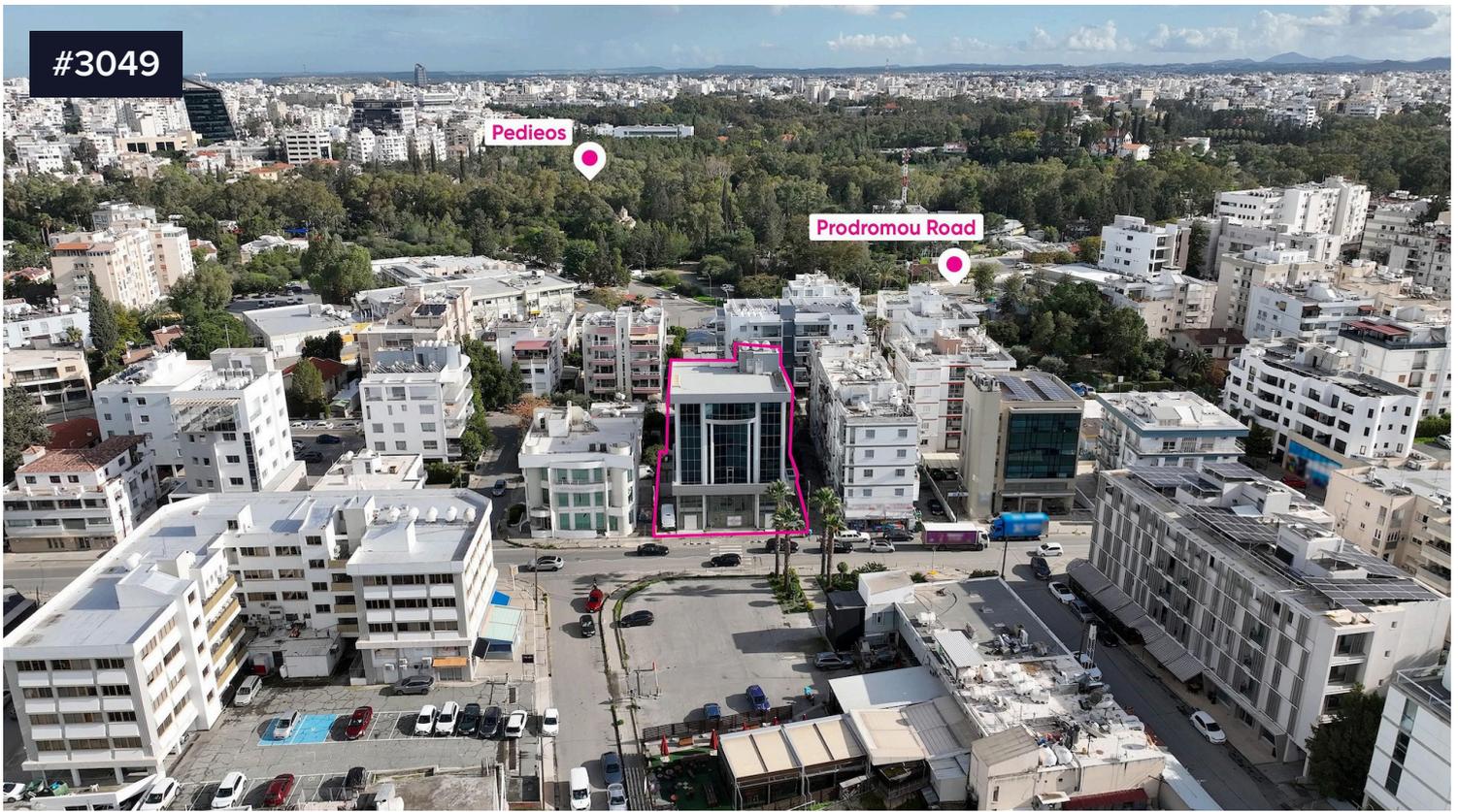


#3049

Pedieos

Prodromou Road



Five-storey incomplete building with a basement in Chryseleousas, Strovolos, Nicosia

€2,200,000

 Strovolos, Nicosia

A unique investment opportunity in a five-storey building with basement, located in a high demand and low supply areas for commercial and residential properties, in Strovolos Municipality, Chryseleousas quarter, Nicosia District.

A unique investment opportunity: A five-storey mixed-use building with a basement, located in a high-demand, low-supply area of Strovolos (Chryseleousa Quarter), Nicosia.

This asset offers a versatile layout, currently in an incomplete state (shell & core), providing a developer or owner-occupier the opportunity to customize all internal finishes to their specific requirements.

Building Composition:

- Ground Floor Shop: Approx. 227 sq.m.
- Mezzanine: Approx. 121 sq.m.
- Floors 1–3: Office spaces of approximately 179 sq.m. per floor.
- 4th Floor: A spacious apartment/penthouse of approximately 194 sq.m.
- Basement: 435 sq.m. comprising parking spaces and auxiliary/storage rooms.
- Verandas: Approximately 98 sq.m. of covered outdoor space.
- Building Communal Areas: 111 sq.m.

