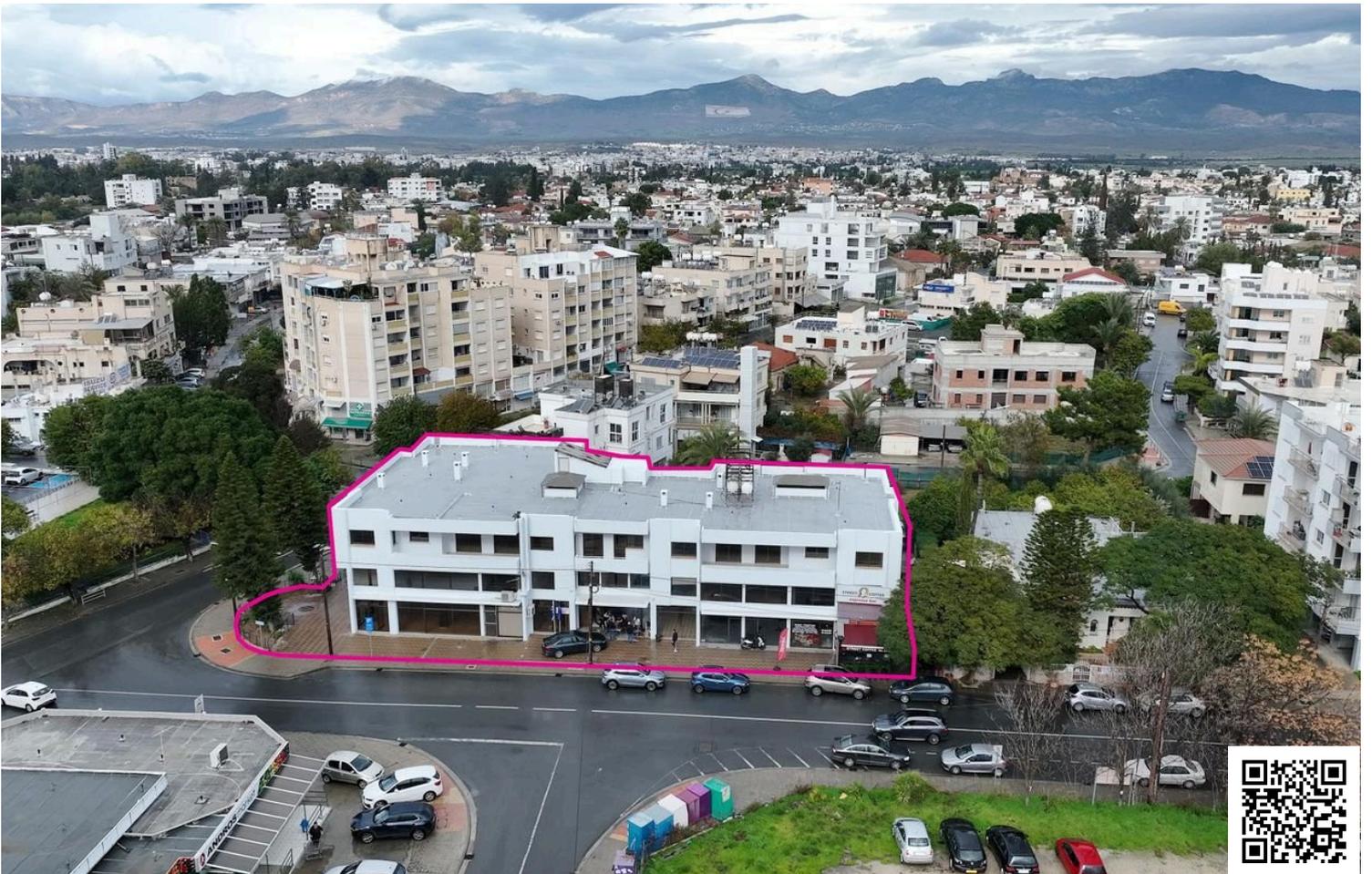


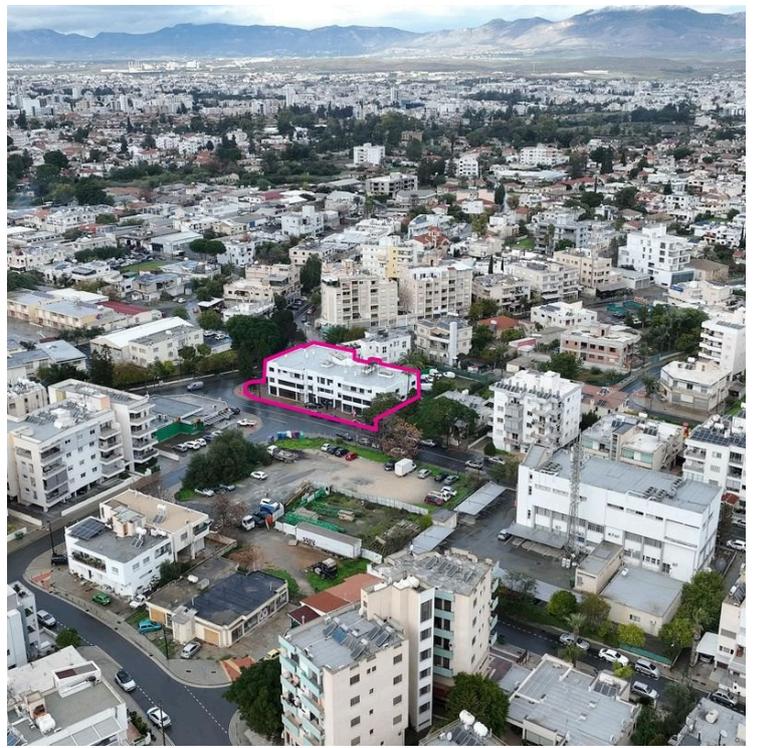
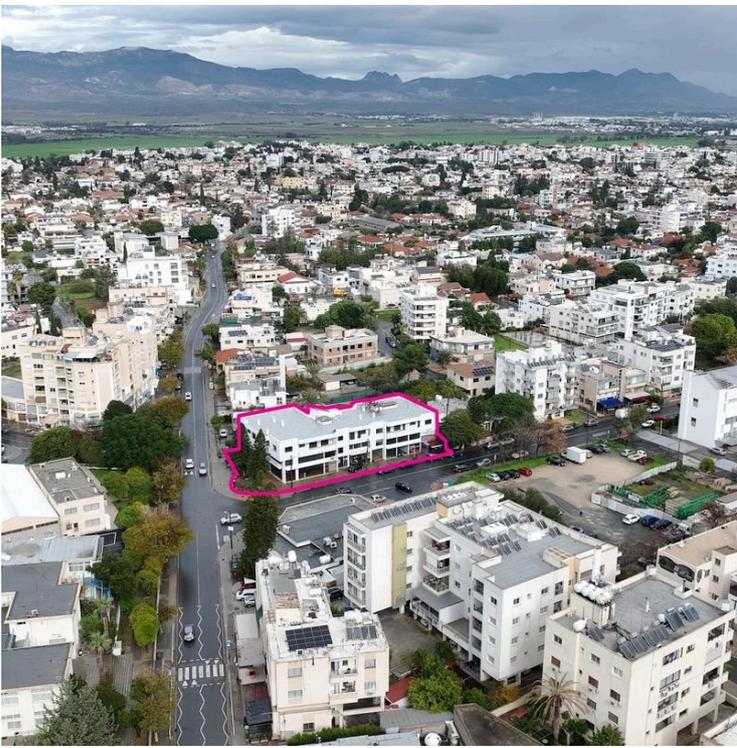
#184896

Three-storey mixed-use building in Panagia, Nicosia

📍 Aglantzia, Nicosia

€1,150,000





Overview

Specifications

Covered

 **1194 m²**

Type	Mixed use
Plot	1397 m²
Covered veranda	62 m²

Status	Resale
Year of construction	1986

Description

This three-storey mixed-use building presents an investment opportunity in the heart of the Panagia Quarter, Nicosia. Perfectly positioned for both commercial and residential demand, the property offers a versatile layout with significant income potential. Property Configuration: Ground Floor & Mezzanine: Features 11 commercial retail units with mezzanines (including two unified units). Currently, three units are occupied, providing immediate rental income. Residential Conversion: A former large two-storey apartment has been expertly divided into four independent units: two ground-floor apartments and two mezzanine-level apartments. Upper Floor: Comprises four spacious apartments, all currently vacant and ready for immediate renovation or leasing. Location & Connectivity: Situated in the area of Nicosia Municipality, the building is strategically located: 100m East of the Pallouriotissa high school. 820m Northwest of John Kennedy Avenue, ensuring easy access to major commercial hubs and public transport. Investment Potential: With a mix of active retail leases and vacant residential units, this property is ideal for investors looking to capitalize on the 2026 Nicosia rental market through a multi-stream income strategy. Energy Performance Certificate is pending.



Additional information

Contact us



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