

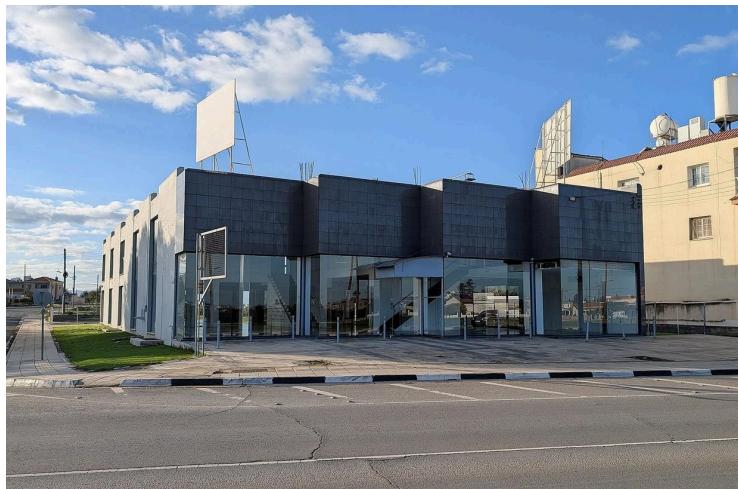
#184912

# Commercial building in Kokkinotrimithia, Nicosia

📍 Kokkinotrimithia, Nicosia

€610,000





# Overview

## Specifications

Covered

 **1036 m<sup>2</sup>**

Type	<b>Shop</b>	Plot	<b>1131 m<sup>2</sup></b>
Toilets	<b>2</b>	Year of construction	<b>1997</b>

## Description

This versatile commercial building in the Kokkinotrimithia Community, Nicosia District, offers a high-functioning space tailored for retail, logistics, or professional services. Set on a generous 1,131 sq.m. plot, the property provides a total of 960 sq.m. of internal space designed for maximum efficiency. Key Features & Sizes: Land Area: 1,131 sq.m. Ground Floor (397 sq.m.): A spacious open-plan area featuring two separate changing rooms and a storage area—perfect for a showroom or flagship retail store. Mezzanine (260 sq.m.): Divided into two distinct wings for multi-use operations: •Southern Section: Includes an open-plan storage area, office, two changing rooms, two W/Cs, and a hall. •Northern Section: Features two open-plan areas (previously a salon/spa), two storage rooms, and a W/C. Basement (303 sq.m.): A massive storage hub with a kitchenette and W/C. It offers superior accessibility via an internal staircase, an external staircase, and a southern driveway/ramp. Modern Infrastructure: •17 dedicated uncovered parking spaces. •Full air-conditioning provisions and a security camera system installed on the ground floor. • 76 sq.m. of optimized staircases connecting all levels. Strategic Location: Ideally positioned for high visibility and easy access: •Approx. 380m west of the Kokkinotrimithia Police Station. •Approx. 440m northwest of the Holy Metropolitan Church of the Apostle Varnavas. Pending issuance of Energy Performance Certificate.



# Additional information

## Contact us



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