

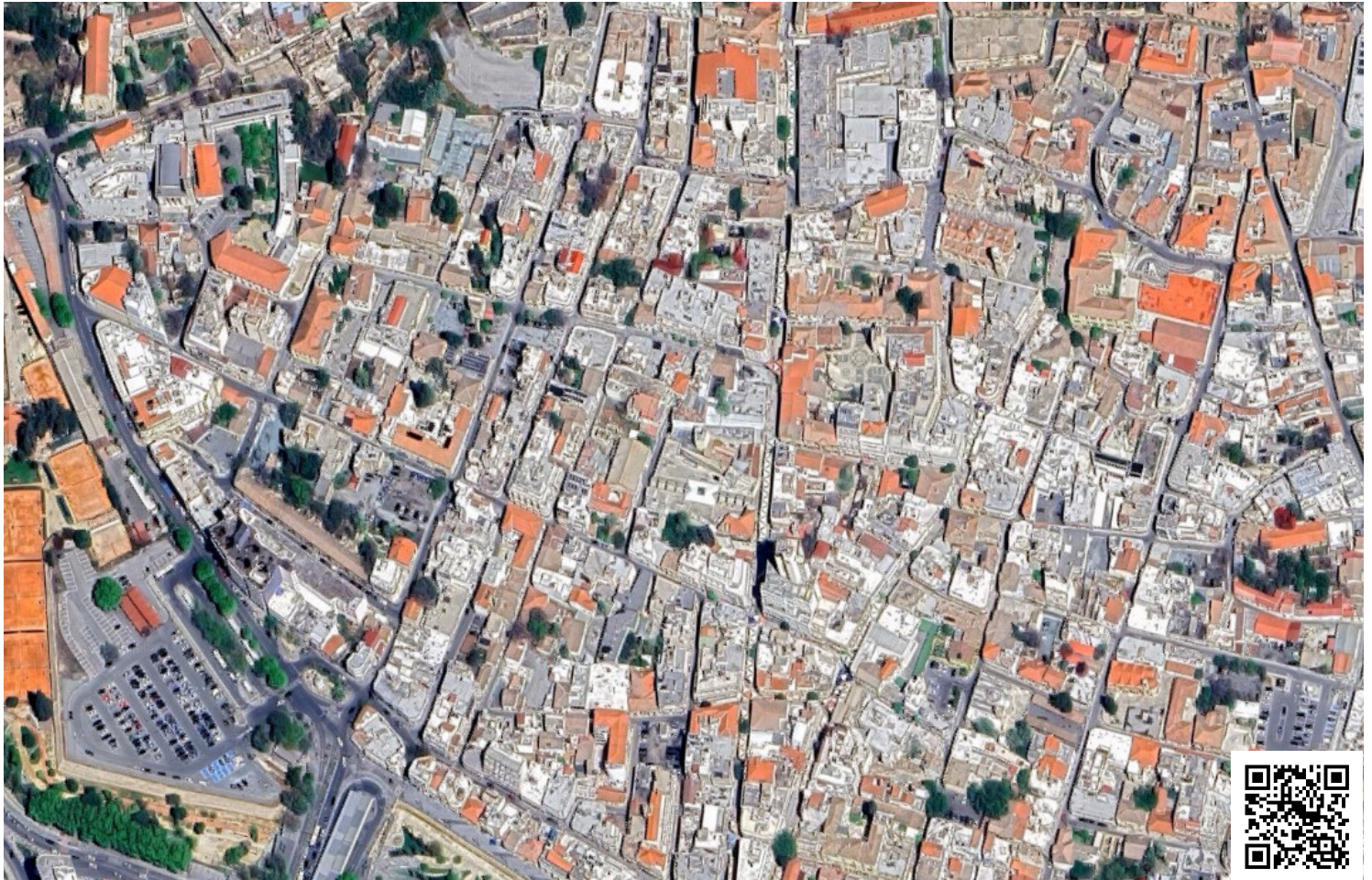


#13566

# Commercial Center in Ledras Street (13566)

📍 Town Center, Nicosia

€10,500,000




# Overview

## Specifications

Covered

 **6210 m<sup>2</sup>**

Type	<b>Commercial Building</b>
Status	<b>Resale</b>
Year of construction	<b>2004</b>
Title deed	<b>Yes</b>

Furnished	<b>Partially furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>D</b>

## Description

The asset comprises of:

- A common area of c. 450sqm and toilets of c. 53sqm.
- Shop 1 of c. 187sqm and a c. 65sqm mezzanine.
- Shop 2 of c. 136sqm and a c. 22sqm mezzanine and a c. 38sqm veranda.
- Shop 3 of c. 322sqm and a c. 149sqm mezzanine.
- Shop 4 of c. 114sqm.
- Shop 5 of c. 75sqm and a c. 43sqm mezzanine.
- The three level underground parking with c. 158 parking spaces of c. 4,553sqm.

The asset also benefits from an unused building density of c. 2.553sqm.

The immediate area of the property comprises of listed buildings of residential and commercial use and is considered to be the traditional commercial centre of Nicosia. Ledras Street is one of the main commercial streets of Nicosia with numerous restaurants and shops, which attract a high amount of traffic from both tourists and locals.

The asset is partially occupied.

The asset falls within two planning zones:

- ΠΕΖ with building density coefficient of 180%, coverage coefficient 70%, in 3 floors and a maximum height of 11,5m.



# Additional information

## Facilities

Aircondition, Split system

Parking, Underground

## Features

City view

Easy access to main roads

Heart of city center

Near amenities

Near bus route

Near public transport

## Contact us



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