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Real estate

700 88 700
WhatsApp +357 96 616777 · info@vouniotis.com
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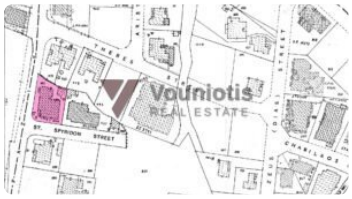

Former Restaurant in Konstantinou & Elenis Quarter, Nicosie

€ 150,000

Konstantinou & Elenis Quarter, Nicosie

SURFACE	RÉFÉRENCE
390 m²	**L4961**

A spacious two-storey commercial unit, previously operated as a restaurant and currently vacant, occupying the upper levels of a mixed-use building in a central location of the Konstantinou & Elenis Quarter in Municipalité de Nicosie, Nicosie District. Property Highlights: • Internal Area: 390sq.m. • Metal Staircase Area: 10 sq.m. (located at the rear of the building). • Common Areas: Yard, Staircase (A), and roof. • Year of Construction: 1965 • Occupancy & Condition: Currently vacant. The property is dated and requires a full renovation before use. Internal Layout: • First-Floor: Features a large open-plan dining area, separate men's and women's customer toilets, a commercial kitchen, staff toilets and shower facilities, storage units, a dedicated kitchen equipment and food cleaning station, and an office area. • Second-Floor: Comprises an additional dining area, a storage unit, a ventilation/boiler room, and an uncovered veranda. Planning Zone • Zone: Residential Zone Kα3 (Areas with predominant residential use) • Building Coefficient: 140% • Coverage: 50% • Floors: Permission for 4 floors (maximum height of 17m). Location: Its strategic location in central Nicosie sits just off Digeni Akrita Avenue, providing immediate access to busy commercial arteries,…

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