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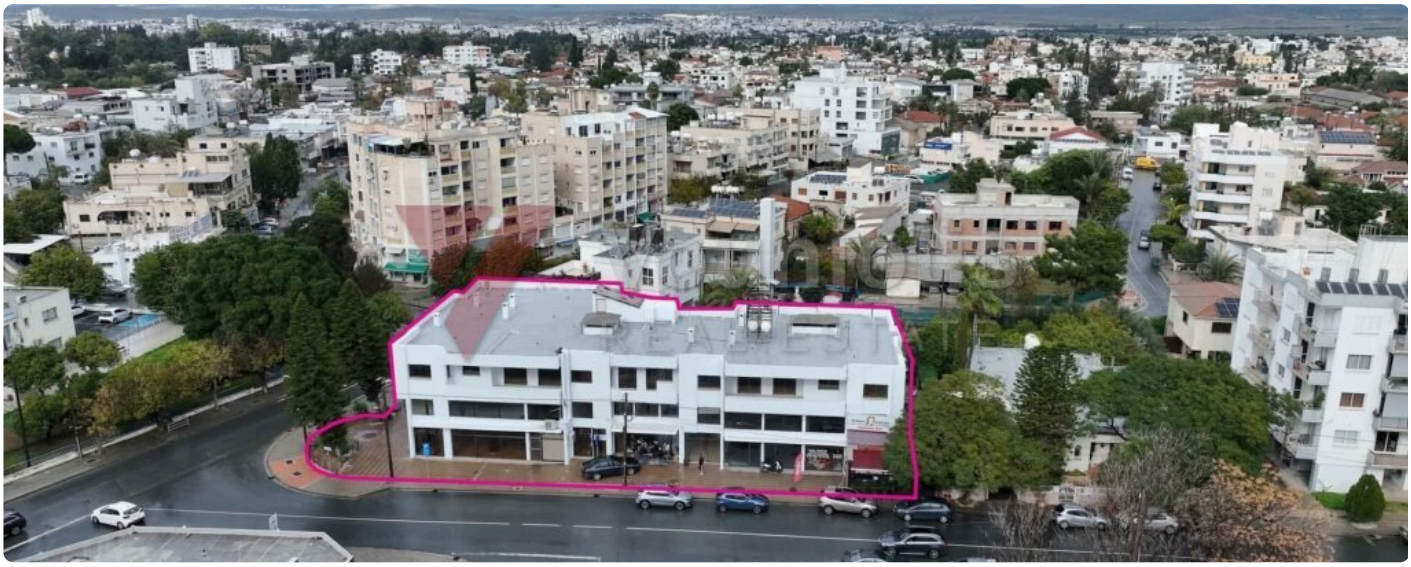







Mixed-use building in פנאיה, ניקוסיה

1,150,000 €

פנאיה, ניקוסיה

סוג	שטח	מגרש	מספר נכס
Building	**m² 1,194**	**m² 1,397**	**NIC-APT-2026-00023**

This mixed-use building presents an investment opportunity in the heart of פנאיה Quarter, Nicosia. Perfectly positioned for both commercial and residential demand, the property offers a versatile layout with significant income potential. Internal Layout: Ground floor – Total Units: 15 • 11 commercial retail units with mezzanines (including two unified units) on Ground Floor. Currently, three units are occupied, providing immediate rental income. • 4 Apartments: A former large two-storey apartment has been expertly divided into four independent units: two ground-floor apartments and two mezzanine-level apartments. – Apartment 1 (Internal Area 40sq.m): Open plan living room/kitchen, one bedroom and a bathroom. – Apartment 2 (Internal Area 42sq.m): Open plan living room/kitchen, one bedroom and a bathroom. – Apartment 3 (Internal Area 39sq.m): Open plan living room/kitchen, one bedroom and a bathroom. – Apartment 4 (Internal Area 35sq.m): Open plan living room/kitchen, one bedroom and a bathroom. First Floor – Total Units: 4 • 4 Apartments: Comprises four spacious apartments, all currently vacant and ready for immediate renovation or leasing. – Apartment 1 (Internal Area 270sq.m): Living room with fireplace, kitchen, laundry room, a main…

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