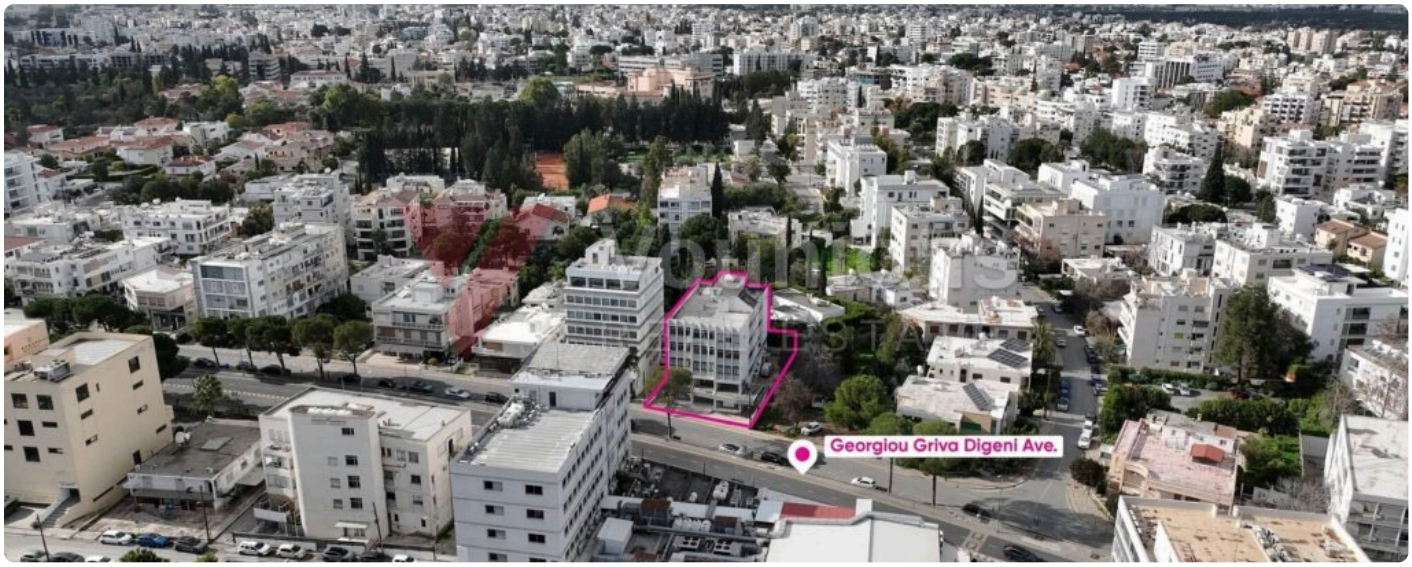
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Four-storey building with a basement located in Engomi, Nicosia

€ 1,875,000

Engomi, Nicosia

TYPE	AREA	PLOT	REFERENCE
Commercial building	**1,626 m²**	**707 m²**	**CY-APT-2026-00038**

An outstanding investment opportunity in a four-storey mixed-use building with a basement and mezzanine, located in the high-demand district of Engomi, Nicosia. Building Composition based on new architectural measurements: Ground Floor Shop: 354sq.m. Mezzanine: 166sq.m. Floors 1–3: Three office floors of 344sq.m. each. Floor 4: 74sq.m. Basement: 358sq.m., providing ample parking spaces and auxiliary rooms. Strategic Location: The asset is ideally situated just 20m north of Griva Digeni Avenue, one of Nicosia's most prestigious commercial corridors. It is also approximately 300m northeast of the "Kyriakos Neokleous" Primary School. Engomi consistently experiences high demand for both commercial and residential units due to its proximity to universities, embassies, and major corporate offices. Occupancy Status: Ground Floor & Mezzanine: Currently occupied; please note there are ongoing legal actions regarding these units. Upper Floors (1–3): Currently vacant and available for immediate use or leasing. The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction. Energy Category: C

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