

Mixed-use Building in Egkomi, Nicosia

For Sale : **€ 1,000,000**

Description
Mixed-Use Building with Showroom, Office & 3-Bedroom Apartment in Egkomi, Nicosia
This versatile mixed-use building is located in the highly desirable area of Egkomi, just 5 minutes from the Mall of Egkomi and only 2 minutes from the Archangelos roundabout, with easy access to Lefkotheou Avenue. Positioned on Lykavitou Avenue, one of the area's main commercial streets, the property enjoys excellent visibility and a 20-meter road frontage, making it ideal for business and investment purposes.
Set on a 549 sqm plot, the building is thoughtfully arranged across multiple levels, combining commercial and residential use in one well-structured property.
The ground floor features a spacious showroom of 250 sqm, complemented by a 110 sqm mezzanine, offering excellent retail or display space with strong street presence. The basement, with an area of 345 sqm, provides substantial additional space suitable for storage, operations, or other business needs.
On the first floor, there is a well-sized 110 sqm office, ideal for professional use, administrative operations, or rental income.
The second floor hosts a comfortable and well-designed 3-bedroom apartment of 125 sqm, with 30 sqm covered verandas and 46 sqm uncovered verandas, offering generous outdoor living areas.
Key Benefits
Prime location in Egkomi
Positioned on a main commercial avenue
20m road frontage with high visibility
549 sqm plot
Mixed-use building (commercial & residential)
Ground floor showroom (250 sqm)
Mezzanine level (110 sqm)
Large basement (345 sqm)
Office space on first floor (110 sqm)
3-bedroom apartment on second floor
Covered and uncovered verandas
Close to Mall of Egkomi and key road links
Near shops, restaurants, universities, and schools
Ideal for investment or business use

Details

Property Type: **Building**
Status: **Available**
Website

Main Features

Property Subtype: **Mixed-use Building**
Construction Stage: **Resale**
Construction Year: **2002**
Bathrooms: **3**
Covered Parking: **1**

Area

Covered Area: **467m²**
Uncovered Area: **46m²**
Plot Area: **549m²**
Total Area: **952m²**

Energy & Heating

Energy Efficiency Grade: **C**

Further Details

Alarm, Secure Door, Storage Space