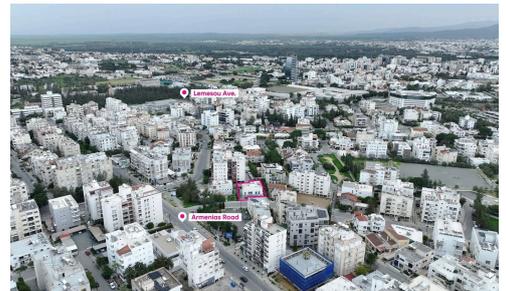


#7968



Prime Residential Development Opportunity with **€682,000** Immediate Rental Income – Strovolos, Nicosia

An exceptional investment opportunity in one of Strovolos most desirable residential areas, Agios Dimitrios Quarter, Nicosia. The property comprises a two-storey mixed-use building strategically positioned in a prime location ideal for future residential redevelopment. The asset currently generates rental income, allowing the purchaser to benefit from immediate cash flow while proceeding with planning and permit applications for redevelopment. Property Specification: • Land Area: 614sq.m. • Ground Floor: 150 sq.m. • 1st Floor: Office: 200 sq.m. – Rented • Covered verandas: 8 sq.m. The building consists of a shop on the west section (front of the building) a shop on the east (back of the building) which is used as an office space, and an apartment on the whole first floor of the building which is also used as an office space. • The ground floor shop consists of four rooms and two toilets. • The back

Covered

150 m²



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