

#51166



## High-Yield investment Opportunity with over 9% Return in Agios Andreas, Nicosia

€490,000

Covered

 360 m<sup>2</sup>

Office unit located within the Nicosia Municipality, specifically in the Agios Andreas parish, at Mouseiou Street, within a mixed-use building. It is situated approximately 50 meters east of the Municipal Theatre of Nicosia and about 200 meters north of the Embassy of Greece. The office unit spans the entire ground floor, mezzanine, first floor, and part of the basement. It is leased by the Ministry of Labour and Social Insurance. The layout of the various levels is as follows:

- Ground Floor: Features an open-plan office area, smaller individual office rooms, and restroom facilities.
- Mezzanine: Comprises additional open-plan office spaces.
- First Floor: Includes open-plan office areas, smaller office rooms, restrooms, and a small kitchen.
- Basement: Contains a kitchen, restrooms, and storage rooms.

Based on the terms of the lease agreement, the property generates a yield of over 9%. The property falls within Zone EZ-δ, with a building coefficient of 200%, coverage of 60%, and permission for 8 floors (31m) of construction. There is a separate title deed for this property. This is a 50% undivided share of the property.

