

Property characteristics		Planning zone	
District	NICOSIA	Zone code	ΠΕΖ-Ev
Municip./Community	TRYPIOTIS NICOSIA, NICOSIA	Max. Density	180%
Address or Location	COSTAKI PANTELIDI RIGENIS	Max. Coverage	70%
Land Area (sq.m.)	84	Max. no. of floors	3
Building Area (sq.m.) Approximately	CLOSED AREA 302 UNCOVERED VERANDAS 30	Max. Height (m)	11,50

SOUTH VIEW - FROM KOSTAKI PANTELIDI STREET



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NORTH VIEW – FROM RIGENIS STREET



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It is a four-storey building on a piece of land with a total area of 84m². Specifically, it has a double façade. On the southern border it has a contiguous position with a frontage of approx. 6 meters along Kostaki Pantelidi Street and on its northern border a frontage of approx. 5 meters on Rigenis Street. The building has a maximum depth of approximately 15 meters. The property has a double facade on two streets, as mentioned above, which have a difference in altitude between them. On a higher level, the store is located on Kostaki Pantelidi Street-southern border and on a lower level the store is located on Rigenis Street-northern border. Due to the resulting height difference, the shops are located one below the other, while each one is a ground floor store at the level of the corresponding street to which it abuts. It is a building built around 1955 and consists of 4 levels (ground floor/Kostaki Pantelidi Street, ground floor/Rigenis Street, 1st and 2nd floor). It was originally a single building, which functioned as a shop and all areas communicated with each other through the internal staircase located in the western part of the building. Now the ground floor store on Kostaki Pantelidi Street operates as an independent unit and has an independent entrance on the aforementioned street, while the first and second floors operate as a single unit and communicate through the internal staircase with a separate entrance, also on Kostaki Pantelidi Street.

Shop on Rigenis Street

The store as mentioned above has a face of about 5 meters and a depth approx. 15 meters and operates as a mini market. It consists of an open plan shop area, with an additional kitchenette and sanitary area. It has glass windows in an aluminium frame.

Shop on Kostaki Pantelidi Street

The store, as mentioned above, has a face of about 7 meters and a depth of approx. 15 meters and operates as a linen shop. It consists of an open plan area and sanitary area. Windows/doors are single glazing in aluminium and/or wooden frames.

1st floor and 2nd floor

The first floor consists of 4 bedrooms, a sanitary area with a bathroom and a small kitchen. The second floor consists of a vestibule, 2 bedrooms, a bathroom with a bathroom, a small kitchen and verandas in its northern part.

Closed Area of Store on Rigenis Street: 80 m² approx.

Closed Area of Store on Kostaki Pantelidi Street: 82 m² approx.

1st floor Closed Area: 70 m² approx.

2nd floor Closed Area: 70 m² approx.

Uncovered veranda 2nd floor: 30 m² approx.

It is located in the parish of Trypiotis, within the administrative boundaries of the Municipality of Nicosia. It is located at the southern end of the walled city, between Eleftherias Square and Solomos Square overlooking the corresponding landscaped moat, at a distance of only 170 meters west of the junction of Onasagorou and Ledra Avenues.



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