

For Sale, Industrial, Warehouse, Nicosia, Kokkinotrimithia, 1,095m², 6,054m²

For Sale : **€ 720,000**

Description
Prime Industrial/Commercial Warehouse with Residential Potential – Kokkinotrimithia, Nicosia

Exceptional investment opportunity on Grigori Afxentiou Avenue, only 800 m from Kokkinotrimithia centre and 3 km from the main roundabout, with direct access to the Nicosia–Troodos motorway.

Key highlights:
Large warehouse of approx. 1,095 m²
Total land area 6,054 m²
Dual zoning for maximum flexibility:
– 4,298 m² in residential H2 zone (90 % building density, 50 % coverage, 2 floors, 8.3 m height)
– 1,756 m² in commercial ΕΠ2 zone (90 % building density, 50 % coverage, 2 floors, 8.3 m height)

Perfect for logistics, manufacturing, redevelopment into residential or mixed-use projects in one of Nicosia's fastest-growing areas.
Currently occupied – sold with tenant in place (viewings not possible).

G&P Lazarou Estate Agents presents this rare high-potential asset.
Contact us today for full details and to receive the information memorandum!

Details

Property Type: **Industrial**	Status: **Sold**	Website

Main Features

Property Subtype: **Warehouse**	Construction Stage: **Resale**	Construction Year: **1979**

Area

Covered Area: **1,095m²**	Plot Area: **6,054m²**