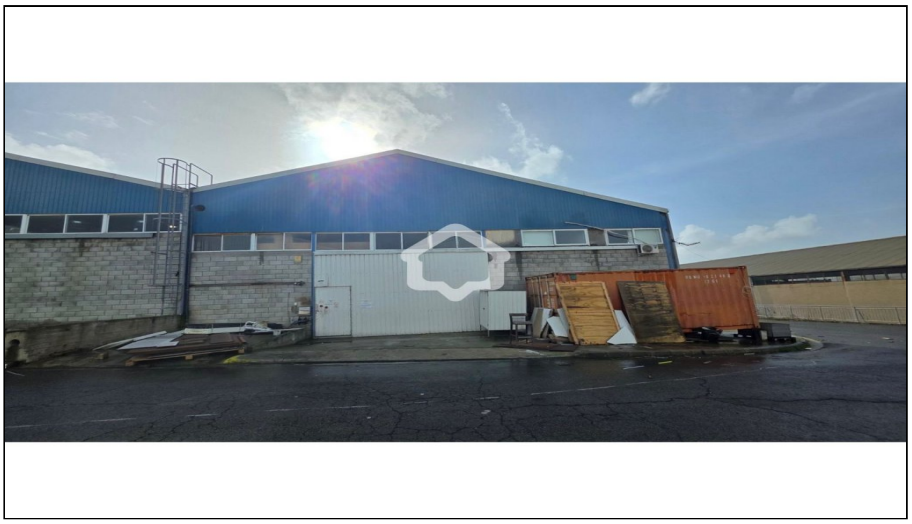

For Sale, Industrial, Warehouse, Nicosia, Nisou, 300m²

For Sale : **€ 380,000**

Description
For Sale Industrial Warehouse In Nisou,Nicosia
Strategic Industrial Investment in Nisou
Experience an exceptional and highly practical investment opportunity with this industrial warehouse facility, strategically located in the high-potential and commercially prestigious industrial district of Nisou, Nicosia. This property represents a top-tier commercial proposal, offering a massive and highly functional asset for logistics, manufacturing, or distribution operations. Designed for enterprises that demand the perfect balance of expansive logistics capacity and strategic regional connectivity, the property is situated in a high-demand industrial development zone. Its strategic position ensures seamless daily operations for transport networks, freight handling, and staff management, making it a secure choice in one of the capital's most established and well-connected industrial hubs.
Development Potential & High-Value Industrial Features
The property features a monumental canvas for large-scale industrial operations, boasting an enormous total plot area of 9,452 square meters. The facility offers a highly functional and durable ground floor structural space of 300 square meters, meticulously optimized to handle heavy industrial processes or efficient warehousing storage. A prominent highlight of this extensive estate is the inclusion of an exceptional 148-square-meter designated advantage space, offering vast flexibility for technical expansions, specialized loading areas, or strategic operational configurations. Meticulously designed to serve demanding industrial routines, the warehouse includes two bathrooms for staff convenience and three dedicated private parking spots, providing a robust operational environment with immediate access to major industrial highway routes.
Extensive Property Features
Property Type: Industrial Warehouse
Location: Nisou, Nicosia
Floor Area: 300 square meters & 250 square meters mezzanine
Advantage Space: 148 square meters of specialized/flexible area
Bathrooms: 2 Staff Bathrooms
Parking: 3 Dedicated Private Parking Spots
Infrastructure: Ready for heavy industrial vehicle access and immediate logistical deployment
Suitable For : Ideal for central distribution centers, manufacturing facilities, logistics hubs, or long-term industrial investment
Nearby Landmarks & Amenities
In a convenient location for a high-intensity commercial routine in the Nisou area, the property is surrounded by major logistical infrastructure.
The Nisou Industrial Zone is the primary professional and manufacturing hub providing high local corporate convenience.
The Dali Industrial Area is a massive neighboring commercial destination offering comprehensive industrial support services.
The A1 Motorway (Nicosia-Limassol Highway) is the primary transit artery providing an immediate navigational node for island-wide distribution.
The Carlsberg Brewery Area is a historically prominent industrial and commercial landmark located nearby.
Nicosia General Hospital is a major national healthcare facility situated a direct and short drive away.
The Mall of Cyprus is a primary commercial and retail hub easily accessible via the direct highway network.
The Sopaz Industrial and Commercial Zone is a significant professional and trading hub accessible within the wider district.
Nicosia City Center is the capital's primary administrative and civic destination connected seamlessly via the main motorway.
Contact G&P Lazarou Estate Agents Ltd today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Industrial**
Status: **Available**
Website

Main Features

Property Subtype: **Warehouse**
Construction Stage: **Resale**
Bathrooms: **2**
Covered Parking: **3**

Area

Covered Area: **300m²**
Mezzanine: **250m²**

Further Details

Water, Electricity

Gallery

