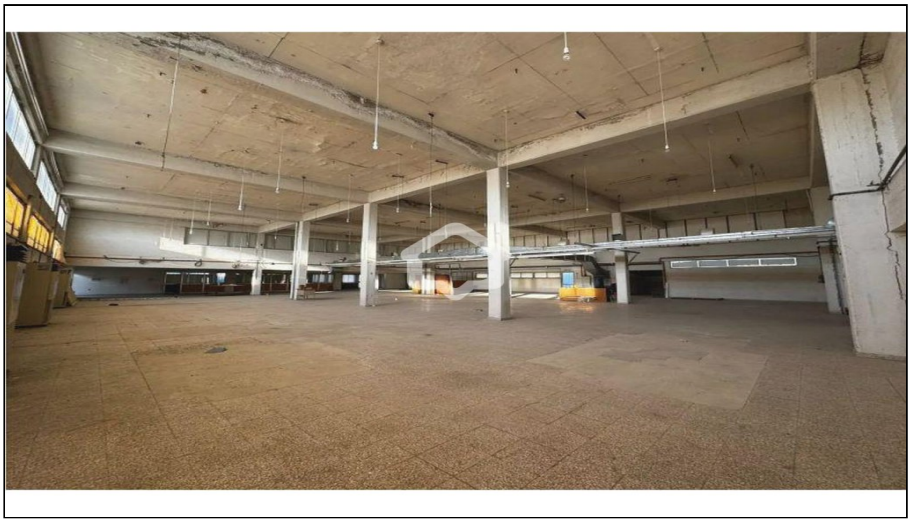

For Sale, Industrial, Warehouse, Nicosia, Egkomi, 4,100m²

For Sale : **€ 2,900,000**

Description
For Sale Industrial Warehouse In Egkomi,Nicosia
Premium Logistics & Commercial Asset in Nicosia’s Premier Hub
Secure an outstanding industrial property asset with this highly versatile, strategically located commercial warehouse for sale in the well-established industrial area of Egkomi, Nicosia. Positioned within one of the capital's most high-profile commercial and manufacturing belts, this continuous structure delivers a robust platform for long-term storage, light manufacturing, or corporate distribution. Because the price is entirely negotiable, this property represents an elite acquisition window for business owners looking to eliminate rental overheads or smart real estate investors seeking to lock down a high-demand commercial asset in a premier urban hub.
High-Utility Layout & Dedicated Staff Facilities
The warehouse is engineered to ensure seamless daily commercial operations, practical storage management, and comfortable worker accommodation:
Sanitary Layout: Outfitted with a private, fully functional WC (restroom area) with integrated washbasins, eliminating the need for staff to leave the primary operations floor.
Dynamic Operational Flow: Features high ceilings designed for deep vertical pallet racking, wide main roller-shutter doors for fluid forklift entry, and open-plan clearance spaces that can be easily modified to include internal partition offices or a small kitchenette.
Logistical Dominance & On-Site Parking
Assigned On-Site Parking: Includes a dedicated private parking area directly abutting the warehouse building facade. This layout provides stress-free vehicle placement for managing staff, visiting clients, and daily workers.
Loading & Unloading Efficiency: The wide access roads surrounding these coordinates guarantee comfortable, traffic-free maneuvering room for heavy-duty box trucks, shipping containers, and commercial delivery vans.
Property Features
Property Type: Industrial Warehouse / Storage Facility
Listing Type: Available For Sale
Location: Egkomi Industrial Area, Nicosia
Price Status: Entirely Negotiable (Open to Structural Offers)
Sanitary Amenities: Private On-Site WC Installed
Parking Infrastructure: Dedicated Private On-Site Parking Bays Included
Access Status: High-Clearance Loading / Unloading Frameworks
Nearby Landmarks & Amenities
Perfectly centered within Egkomi's most highly sought-after industrial and institutional grid, the facility guarantees premium logistical connectivity:
The University of Nicosia (UNIC) Campus & Medical School are located just minutes away, shifting the surrounding zone into a hotbed for commercial innovation, research storage, and corporate interest.
The Kolokasides Roundabout & Griva Digeni Avenue are situated in the immediate vicinity, granting completely streamlined, traffic-free distribution paths into Nicosia's primary central business district.
Premium Everyday Amenities: Positioned moments from the Mall of Engomi, large international supermarkets (Alphamega), high-end fitness centers, private bank branches, and business hotels, ensuring ultimate convenience for your daily workforce.
Direct Highway Linkages: Offers fluid, immediate connection paths down toward the main highway network linking Nicosia directly to Larnaca, Limassol, and the international airports.
Do not miss this exceptional opportunity.
Contact G&P Lazarou Estate Agents 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**
Construction Year: **1983**
Bathrooms: **1**
Covered Parking: **5**

Area

Covered Area: **4,100m²**

Further Details

Water, Electricity

Gallery

