



For Sale, Other, Paphos, Timi, 1,300m², 5,324m²

For Sale : € 690,000

Description

A 1,300sq.m. leasehold industrial unit situated in the Timi Government Industrial Area (Category B), Paphos, offering excellent connectivity to the Paphos-Limassol Motorway and close proximity to Paphos International Airport.

Property Highlights:
• Land Area: 5,324sq.m.
• Internal Area: 1,300sq.m.
• Mezzanine Area: 80sq.m.
• Incomplete Auxiliary Building: Two-storey structure of 190sq.m.
• Development Potential: Approx. 3,250sq.m. of unused building density and 1,100 sq.m. of unused site coverage
• Road Frontage: Approx. 48m

Internal Layout:
• The warehouse comprises a large open-plan industrial floor/factory area
• The mezzanine comprises of office and storage spaces
• The incomplete two-storey auxiliary structure was developed for office spaces

Land Lease Terms:
The warehouse is under a Government Sub-Lease Agreement until 31/08/2030 with an annual ground rent €18,683.65.
Subject to eligibility under the de minimis scheme, the purchaser may qualify for a 40% reduction in the annual ground rent.

The lease terms are as follows:
• 1st Period (Current): 01/09/2008 - 31/08/2041
• 2nd Period: 01/09/2041 - 31/08/2074
• 3rd Period: 01/09/2074 - 31/08/2107

Location:
Strategically located within the Government Industrial Area (Category B) in Timi.
• Approximately 300m northeast of the Paphos-Limassol Motorway
• Approximately 1.4km north of Timi village square
• Approximately 4km northeast of Paphos International Airport

Pending issuance of Energy Performance Certificate.

Details

Property Type: **Other**

Status: **Available**

[Website](#)

Main Features

Town Planning Zone: **Industrial**

Furnished: **Unfurnished**

Floors Building: **2**

Area

Covered Area: **1,300m²**

Plot Area: **5,324m²**



Gallery





