

For Sale, Industrial, Warehouse, Nicosia, Kaimakli, 1,510m²

For Sale : **€ 1,500,000**

Description
For Sale: Industrial Warehouse 1,510 m² including 509 m² Warehouse in Spiliarka, Kaimakli, Nicosia
G&P Lazarou Estate Agents presents this industrial warehouse for sale, with a total area of 1,510 m², located in Spiliarka, Kaimakli, Nicosia. The total area includes a separate warehouse of 509 m², providing substantial and functional space for storage, goods handling and other related professional activities.
The development forms part of a jointly owned property with a total area of 6,523 m², with the offered property corresponding to a 56.59% share in the jointly owned property.
The unit was constructed in 2006 and features a metal frame structure, which forms a key element of its construction. The unit is described as being in average condition, according to the available information, and provides substantial internal space for professional use.
A key feature of the facility is the availability of three-phase electricity with a capacity of 110 kW, which can support demanding professional and industrial operations. The premises also include provision for photovoltaic installation, offering the potential for future utilisation of renewable energy solutions, subject to technical feasibility and the necessary approvals.
The facility also benefits from an asphalted area and a remote-control electric gate, enhancing the practicality, accessibility and security of the premises.

The additional 509 m² warehouse is currently leased for a period of 2 years, providing the new owner with an existing rental income stream. This adds investment appeal to the property, combining substantial professional facilities with an existing tenancy.
The property falls within the Ba3 Industrial Planning Zone, with a building density of 100% and a coverage ratio of 60%, while development is permitted up to 2 floors. These planning parameters provide a defined framework for the existing use and potential future utilisation, always subject to the applicable planning regulations and the necessary approvals.
The combination of a total warehouse area of 1,510 m², an additional 509 m² warehouse, a metal frame structure, a 56.59% share in a 6,523 m² jointly owned property, 110 kW three-phase electricity, provision for photovoltaic installation, an asphalted area, a remote-control electric gate and an existing 2-year lease creates a comprehensive proposition for both professional use and investment purposes.
This opportunity may appeal to businesses, investors and professional operators seeking substantial industrial and storage facilities in Nicosia, with significant existing infrastructure and potential for both owner-occupation and investment purposes.
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bindustrial%5D%5Bwarehouse%5D=warehouse
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: **2006**
Bathrooms: **4**
Uncovered Parking: **1**

Area

Covered Area: **1,510m²**

Further Details

Water, Electricity

Gallery

