

#58383

FOR SALE



## Nicosia, Nicosia - Kaimakli

202 m<sup>2</sup> Covered



### Description

€255,000

An industrial warehouse with a mezzanine located in the industrial area of Kaimakli, Nicosia. Property Highlights: • Plot Area: 5,727sq.m. • Internal Area: 202sq.m. • Mezzanine Areas: 27sq.m. ; 47sq.m. office space • Additional Yard Area: 56sq.m. • Year of Construction: 2007 • Uncovered Parking: Exclusive right for two spaces (No.35 & No.36) Internal Layout: • Ground Floor: Comprises a main storage/warehouse space, a front office area, a kitchen, and separate women's and men's toilets. • Mezzanine Level: Includes a loft-style storage section and a second section used as office space with a kitchenette and toilet facilities. Access is via an internal staircase. External Areas: The property benefits from a yard area, part of which has been enclosed (56sq.m.), and the exclusive use of designated parking spaces within the development. The plot has a rectangular shape and frontage of approximately 73m onto a registered road. Location: • Approximately 400m southeast of the Omorfita Police Station • Approximately 800m southeast of the BATA roundabout • Approximately 620m north of the SOPAZ roundabout There is a separate title deed for

|                             |                     |
|-----------------------------|---------------------|
| <b>TYPE</b>                 | Warehouse           |
| <b>BATHROOMS</b>            | 3                   |
| <b>COVERED</b>              | 202 m <sup>2</sup>  |
| <b>PLOT</b>                 | 5727 m <sup>2</sup> |
| <b>STATUS</b>               | Resale              |
| <b>YEAR OF CONSTRUCTION</b> | 2007                |
| <b>REGISTRATION NUMBER</b>  | 0/10307             |



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