

#185035

# Ground floor industrial unit in Kaimakli, Nicosia

 Kaimakli, Nicosia

**€125,000** +VAT





# Overview

## Specifications

Bathrooms

 1

Covered

 85 m<sup>2</sup>

Type **Industrial Building**

Toilets **1**

Plot **234 m<sup>2</sup>**

Status **Resale**

Year of construction **1999**

## Description

The property is a leasehold industrial unit located in Kaimakli Industrial Area, within the Nicosia Municipality. Property Layout: • The ground floor consists of a workshop area and a toilet with a shower. • The mezzanine, which is accessed via an internal staircase, consists of a kitchenette, an open-plan area, and a toilet. • Externally the property features a yard and a storage unit. Property Specifications: • Land Area: 234 sq.m. • Enclosed Area: 85 sq.m. • Mezzanine: 38 sq.m. The asset is built on leasehold land with an annual rent of €112.55. The lease terms are as follows: • 1st Period (Current): 18/12/2001 – 17/12/2034 • 2nd Period: 18/12/2034 – 17/12/2067 • 3rd Period: 18/12/2067 – 17/12/2100 The asset is located approximately 460m southeast of the Bata roundabout, 1.2 km northeast of the Palouriotissa C' Elementary School, and 900m north of the SOPAZ premises. The property falls within Zone B62, with a building coefficient of 50%, coverage of 50%, and permission for 1 floor (5.5m) of construction. Pending issuance of Energy Performance Certificate.



# Additional information

## Contact us



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