



## Three Industrial (Special zone EΠ6) plots, Kaimakli, Nicosia



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 2,900,000

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Nicosia
Città:	Nicosia
Pubblicato:	15/01/2025

### Descrizione:

Located in Nicosia.

Three adjacent industrial plots with two buildings are located within the industrial area of Kaimakli, Nicosia, about 500 meters northwest of the SOPAZ roundabout. The building on the first parcel (6/970) is divided into a ground floor of approximately 1.570 sq.m. and a semi-basement of approximately 1.545 sq.m., in total 3.115 sq.m., approximately 175 sq.m. of uncovered verandas and land area of approximately 3.113 sq.m. The ground floor of two levels, consists of an open plan exhibition area and a mezzanine used as storage space. The second level is comprised of offices, storage rooms, a kitchen, production control room, production area and an uncovered veranda. The lower level consists of a workshop area, refrigerator room, storage area, toilets, locker rooms and an EAC substation. Externally there is an office room of approximately 25 sq.m. The building on the second and third parcels (6/1045 and 6/941) is divided into a ground floor and a semi-basement of approximately 1.360 sq.m. respectively, 3.115 sq.m. in total, and land area of approximately 5.613 sq.m. combined. The ground floor consists of three storage areas and office rooms. The semi-basement consists of storage areas, two refrigerator rooms and a boiler room. Externally there is an office room of approximately 25 sq.m. The property consists of: Plot with registration number 6/1045, extending to approximately 2.788 sq.m. in total. Plot with registration number 6/941, extending to approximately 2.825 sq.m. in total. Plot with registration number 6/970, extending to approximately 3.113 sq.m. in total. All the properties fall within Zones Bα1 and BE3 with a building coefficient of 160%, coverage of 50%, and permission for 4 floors. Moreover, the plots fall within special zone EΠ6 which allow, apart from industrial and warehousing developments, the construction of other commercial developments such as business offices, hyperstores, showrooms and



exhibition areas for items with an increased volume or that require the storage of large quantities of product i.e. DIY stores, furniture, electrical appliances etc. car showrooms. Additionally, EP6 special zone allows the development of leisure facilities such as cinema, as well as schools student nests and other, subject to acquiring the necessary permits.

## Comune

Finito piedi quadrati: 8726 mq

## Room details

Total rooms: 1

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/WJTH-T2035/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WJTH-T2035/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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