

#23953

FOR SALE



## Limassol, Dimos Ypsona

697 m<sup>2</sup> Covered



### Description

The asset is a vacant industrial unit in Ypsonas Municipality, in Limassol. The industrial land plot has a registered land area of 2.694m<sup>2</sup>. The property enjoys a western frontage of approximately 53 meters, and has also a north-eastern access through the public green area.

The building has a total covered area of approximately 697m<sup>2</sup> and comprises the following:

Ground floor: Open-plan warehouse area of approximately 583m<sup>2</sup> & office area of 54m<sup>2</sup>

Mezzanine: Two offices and a toilet of approximately 60m<sup>2</sup>

The property falls within zone Bβ3 (Government Industrial Area Cat. A and B), with a maximum building factor of 80% and coverage of 60%. There is an unutilized building density of approximately 976m<sup>2</sup>.

The property is located within the new Government Industrial Estate of

€440,000 <sup>+VAT</sup>

<b>TYPE</b>	Industrial Building
<b>COVERED</b>	697 m <sup>2</sup>
<b>PLOT</b>	2694 m <sup>2</sup>
<b>STATUS</b>	Key ready
<b>ENERGY EFFICIENCY RATING</b>	Certificate expected
<b>YEAR OF CONSTRUCTION</b>	2004
<b>TITLE DEED</b>	Yes



reinvest.com.cy