

#7610



## Incomplete Light Industrial Building for Sale in Kokkinotrimithia Industrial Area, Nicosia

**€395,000** +VAT

Located in the well-established Kokkinotrimithia industrial area, this incomplete light industrial property offers excellent accessibility and is situated in close proximity to the Mall of Nicosia. The property includes an auxiliary area featuring comprehensive facilities such as male, female, and accessible restrooms with changing rooms, a staff kitchen, a reception area, office spaces, and additional toilets with showers—designed to support a variety of light industrial or commercial operations. The property is held under a leasehold agreement with a term of 33 years, commencing on 6th July 2009 and expiring on 5th July 2042. There is an option to renew the lease for up to 99 years, extending the term until 5th July 2108. This is a great opportunity for investors or businesses seeking a customizable space in a strategic location with long-term leasehold potential. There is a separate Sub-Lease title

Bathrooms




2

Covered

 1350 m<sup>2</sup>



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