



Reference 1542

## Industrial Warehouse in Dali

**€5,700,000**

Pera Chorio / Nisou, Nicosia

2390 m<sup>2</sup> Covered

### Description

- ◆ Total Build Area 2.390m<sup>2</sup>
- ◆ Land Area 8.315m<sup>2</sup>
- ◆ Reception/offices/conference 270m<sup>2</sup>
- ◆ Production area 2,120m<sup>2</sup>
- ◆ Basement 970m<sup>2</sup>

This asset is a food processing, storage and distribution center in the Nisou industrial area, Nicosia.

The asset comprises of the following areas:

- Management building (of 270sqm) with reception area, offices, conference room, server room, storage area and hygiene facilities.
- Production area (of 2,120sqm) with three loading bays, office/filing room, control room, order preparation area, refrigerators for vegetables, meat, fish, packaging material storage room, sterilization area, staff cafeteria, hygiene areas and changing

|        |                     |
|--------|---------------------|
| Plot   | 8315 m <sup>2</sup> |
| Status | Resale              |



room.

- Basement (of 970sqm) with parking spaces and extra storage rooms.

The building is equipped with HVAC, central refrigeration system, fire detection system, fire extinguisher system, CCTV and security system.

The immediate area of the property is a well developed organized industrial area that enjoys easy access to the Nicosia - Limassol motorway.

The asset falls within two planning zones:

- 6,402sqm fall within industrial planning zone Bα3 with building density coefficient of 100%, coverage coefficient 60%, in 2 floors.

- 2,743sqm fall within Protected planning zone Δα1 with building density coefficient of 5%, coverage coefficient 5%, in 1 floors and a maximum height of 5,5m.



## Features

- ✓ Kitchenette
  - ✓ CCTV
  - ✓ Municipal water/sewage
  - ✓ Closed offices
  - ✓ Alarm system
  - ✓ Connected to electric mains
  - ✓ Fire detector
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## Gallery

