

# High Yield Investment Opportunity in an Industrial warehouse in Strovolos industrial area, Nicosia

**FOR SALE - € 1,750,000 EUR**



<https://www.mayfaircyprus.net/p/240140>

Prop No. **240140**  
City: **Nicosia**  
Area: **Strovolos**  
Plot: **7851 m<sup>2</sup>**  
Title deeds: **Yes**  
Property Type: **Industrial**  
Condition: **Resale**

Two level industrial warehouse of approximately 3660 sq.m., currently rented to governmental authorities.  
The industrial unit consists of office spaces and storage areas. The office/administrative space has a total area of approximately 200 sq.m. and it consists of a ground floor which is divided into a reception area, office spaces, a kitchen, three toilets and a 1st floor comprising by two office rooms. Furthermore, the storage space is separated internally into 3 sections which are connected internally and are used as storage areas.

According to the available building density, the asset can be further expanded to 4550 sq.m. in total subject to acquiring all the necessary permits.

Current government lease ending on the 30th of April 2045 with the right to re-new for another 33 years.

## Property features

### Mayfair Properties

Corner of 1 Arch Makariou III & Gr Afxentiou Ave.  
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus  
Tel: +357 248 187 30 < Fax: +357 248 187 740  
E-mail: [info@mayfaircyprus.com](mailto:info@mayfaircyprus.com)  
Website: [www.mayfaircyprus.com](http://www.mayfaircyprus.com)

