

## Commercial (Warehouse) in Monagroulli, Limassol for Sale



### Sold

REF. NUMBER:	<b>#23998</b>
PLOT AREA:	<b>11372m<sup>2</sup></b>
COVERED AREA:	<b>6254m<sup>2</sup></b>
TOILETS:	<b>5</b>
PARKING SPACES:	<b>20</b>



# Commercial (Warehouse) in Monagroulli, Limassol for Sale

## Description

The property is an industrial warehouse with total internal area of 6,254sqm, in the industrial area of Monagroulli in Limassol.

The warehouse consists of a ground floor with an area of 4,435sqm, a mezzanine with an area of 611sqm and the first floor with an area of 1,208sqm.

The warehouse is newly built with good quality material. All the modern and necessary equipment has been installed, including ventilation and a/c systems, fire safety mechanisms and security alarms. Moreover, a goods lift services the building. The area surrounding the building is fully paved and is used as a parking and loading area.

The immediate area of the asset is characterised as agricultural, but there is presence of large isolated industrial units.

The property is very well located and allows for quick access to the motorway.

The warehouse is partially leased and is an income producing asset, it presents an immediate investment opportunity.

The property falls within the industrial planning zone B1 with building density coefficient of 90% and a coverage coefficient of 50% over 2 floors.

The total land area is 11.372 sqm