



\*Showing approximate location

SALE | 40104

## Commercial building in Kokkinotrimithia, Nicosia

Kokkinotrimithia, Nicosia

€610,000 Not subject to VAT

### Description

This versatile commercial building in the Kokkinotrimithia Community, Nicosia District, offers a high-functioning space tailored for retail, logistics, or professional services. Set on a generous 1,131 sq.m. plot, the property provides a total of 960 sq.m. of internal space designed for maximum efficiency. Key Features & Sizes: Land Area: 1,131 sq.m. Ground Floor (397 sq.m.): A spacious open-plan area featuring two separate changing rooms and a storage area—perfect for a showroom or flagship retail store. Mezzanine (260 sq.m.): Divided into two distinct wings for multi-use operations: •Southern Section: Includes an open-plan storage area, office, two changing rooms, two W/Cs, and a hall. •Northern Section: Features two open-plan areas



### Covered Area

1036 m<sup>2</sup>

### Property Details

|  |                       |                     |
|--|-----------------------|---------------------|
|  | Plot area:            | 1131 m <sup>2</sup> |
|  | Status:               | Resale              |
|  | Year of construction: | 1997                |
|  | Floors:               | 2                   |
|  | Toilets:              | 2                   |

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