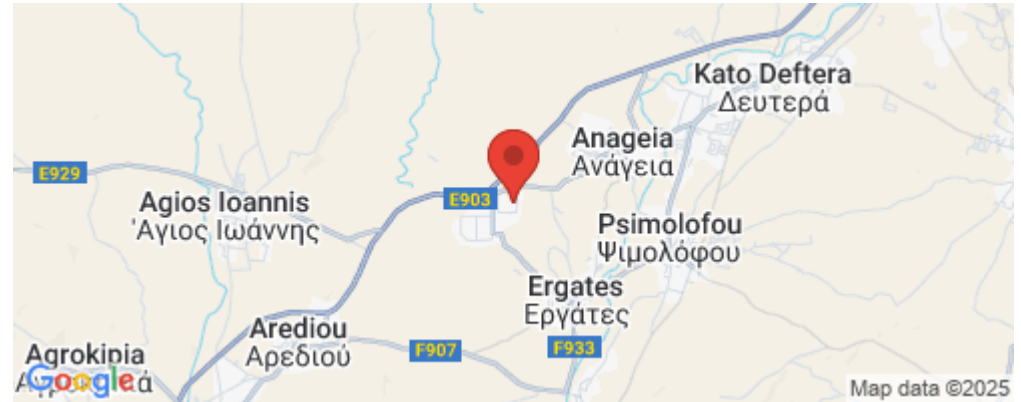


Located in the well-established Ergates Industrial Area of Nicosia, this ground-floor warehouse offers a strategic position approximately 1.8 km southwest of the village center and just 410m from the Nicosia-Palaichori main road, providing excellent accessibility for logistics, distribution, or light manufacturing operations. The warehouse is under a Government Sub-Lease Agreement until 30/6/2032 (with two renewal options until 30/6/65 and 30/6/2098) , with an annual ground rent of €3.678,46.

Property Overview: The asset comprises two independent industrial units, each offering functional layouts and generous storage capacity: West Unit

- Total Area: 570m²
- Year Built: 2000...



Property Info		Plot / Area Info		Additional info	
				Reference Number	27153
Covered Area	970	Plot area	2180	Property type	Building
				Condition	Pre-Owned
				Bathrooms	1
Amenities	Location				
	Location: Ergates			Region: Nicosia	
	Coordinates: 35.067668 / 33.232873				

Price: €395 000 + VAT

VAT for this property is **€66,498** or **€75,050**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€12 400.00	Common expenses	None
		Price per SQM	€407.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
Phone: +35770003020, +35725346402			

Price change history

€395 000 on Aug 25, 2025



