



**For sale business of 1308 sq**

*Cyprus, Larnaca*

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|--------------------|--------------------|
| <b>Price:</b>      | <b>€ 1 150 000</b> |
| <b>Object type</b> | Commerce property  |
| <b>Land area</b>   | 3254 m2            |
| <b>Area</b>        | 1308 m2            |
| <b>Category</b>    | For sale           |



For sale business of 1308 sq.meters in Larnaca. Warehouse and offices in Aradippou, Larnaca. The property is a warehouse and a two-storey building with offices in Aradippou. It is located in the Industrial area of Aradippou, Larnaca Municipality, 1,5km from Larnaca-Ayia Napa highway. The Building A is used as offices and is located on the western side of the plot. It consists of a ground floor, a first floor and a basement. The ground floor consists of a reception area, an open-plan office area, a separate office and two toilets. The 1st floor consists of four offices, two toilets and a kitchenette, while the basement consists of parking spaces and three toilets. Access between floors is achieved through an internal staircase and an elevator. Access to the basement can also be achieved through an external ramp. The ground floor has an internal area of 213sqm, the 1st floor of 213sqm and the basement of 293sqm. Building B is a warehouse located in the middle and eastern side of the plot. On the ground floor, it consists of an open plan area with a toilet, a shower, a storage unit and two separated storage units (one of which has an office). Furthermore, there is a mezzanine which consists of a small office and a workshop. The mezzanine is used for storage. Building B has an internal area of 882sqm and the mezzanine has an internal area of 245sqm. Both buildings have a total covered area of 1,846sqm and are built within a land area of 3,254sqm.

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