



**DELFI**  
PROPERTIES

## Warehouse In Ypsonas, Limassol

Ypsonas, Limassol, Cyprus Provinces

**Warehouse**

**€440,000**

\* Not Subject to VAT

**DP-CY14401/TA\_1399**



Energy Class: C

## Description

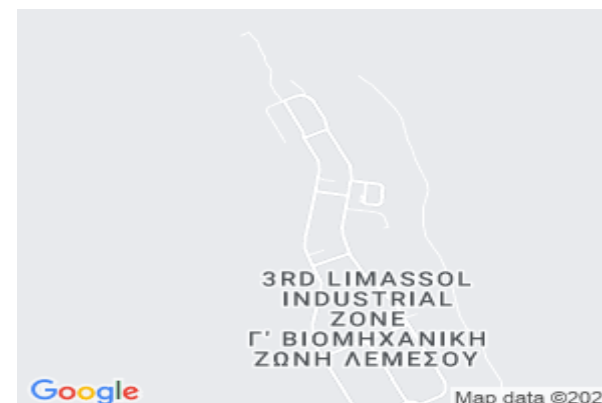
The property is a vacant industrial unit in Ypsonas Municipality, in Limassol. The industrial land plot has a registered land area of 2.694m<sup>2</sup>. The property enjoys a western frontage of approximately 53 meters, on the registered road Spyrou Kyprianou Street, and has also a north-eastern access through the public green area. The building has a total covered area of approximately 697m<sup>2</sup> and comprises the following: Ground floor: Open-plan warehouse area of approximately 583m<sup>2</sup> & office area of 54m<sup>2</sup> Mezzanine: Two offices and a toilet of approximately 60m<sup>2</sup> The property falls within zone ??3 (Government Industrial Area Cat. A and B), with a maximum building factor of 80% and coverage of 60%. There is an unutilized building density of approximately 976m<sup>2</sup>. The property is located within the new Government Industrial Estate of Ypsonas (Ayios Syilas) and approximately 1 km northwest of the roundabout of the industrial area.



Internal Area 697m<sup>2</sup>



Floor: N/A



## Property Details

Air Conditioning	-	Guestroom	-	Spa	-
Alarm System	-	Basement	-	Solar Heater	-
Ensuite Toilet	-	Dining Room	-	Photovoltaic System	-
Jacuzzi	-	Barbeque Area	-	Garden	-
Central Heating	-	Showroom	-	Near Beach	-
Fireplace	-	Raised Floor	-	Near Public Park	-
Barbeque Area	-	Storage room	-	City View	-
Swimming Pool	-	Shower	-	Countryside	-
Double Glaze Windows	-	Gym	-		
Roof Garden	-	Kitchen	-		

## Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.