


# Industrial Warehouse and Plot in Aradippou, Larnaca in Aradippou, Larnaka

## Aradippou, Larnaka Warehouse

Price

## €950,000

* Not Subject to VAT



# Description

The property is an industrial warehouse of 656 sqm on a 6,000 sqm plot for sale in Aradippou, Larnaca, situated in the sought-after Bγ1 industrial planning zone. It spans a total land area of 6,000 sqm, with a building density of 100% and a coverage ratio of 60%, offering substantial development potential. Title deeds are available, ensuring a smooth transaction process.The factory is fully operational and has been specializing in marble and granite works since 1992, with an established reputation and steady business presence. The property includes industrial-grade infrastructure, machinery installations, and ample space for operations, storage, and future expansion.The Bγ1 zone is a Special Industrial Zone (Category A), designated for heavier industrial and manufacturing activities. It allows for the development and operation of facilities such as factories, workshops, processing units, and large-scale storage. Residential use is not permitted, making it ideal for businesses looking for a dedicated industrial environment with fewer use restrictions and strong infrastructure support.Located within a well-developed industrial area with easy access to the highway, port, and airport, this property is ideal for continued use in the stone industry or other industrial or manufacturing activities.This is an excellent opportunity for investors or businesses seeking a ready-made industrial facility in one of Cyprus’ key economic zones.

## MAIN FEATURES:

**Internal area**
636m$^2$

**Bathrooms**
N/Z

**Covered Verandas**
N/A m$^2$

**Floor**
N/A

**Parking Spaces**
N/A

**Furnished**
Yes

**Energy Class**
C



# Property Details

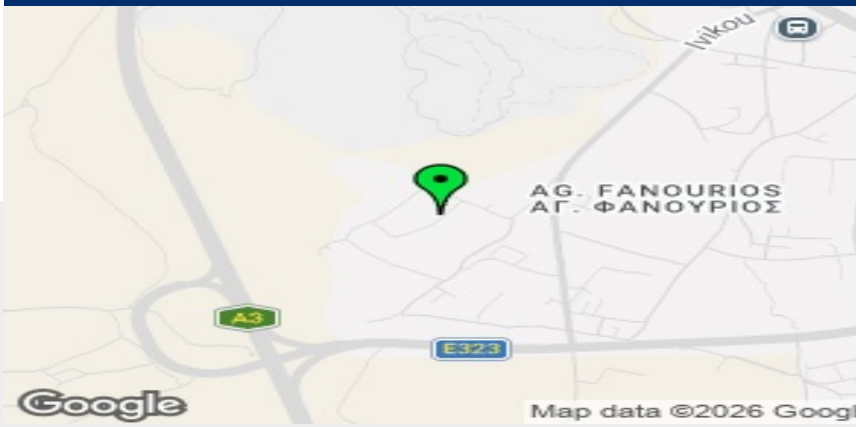
| | | | | |
|---|---|---|---|---|
| ○ Air Conditioning | ○ Fireplace | ○ Guestroom | ✓ Storage room | ○ Solar Heater |
| ○ Alarm System | ○ Barbeque Area | ○ Basement | ○ Shower | ○ Photovoltaic System |
| ○ Ensuite Toilet | ○ Swimming Pool | ○ Dining Room | ○ Gym | ○ Garden |
| ○ Jacuzzi | ○ Double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





# Unlock Your Investment Potential

Location:





## Get In Touch


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