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INDUSTRIAL BUILDING IN AGIOS ATHANASIOS, LIMASSOL

 [Limassol, Agios Athanasios](#)

56172482



Price	€4,460,000	Type	Commercial Building
Covered	3560 m ²	Plot	8528 m ²
Area	Limassol, Agios Athanasios		

Description

The property comprises of two adjacent parcels with total land area of 8.528 sqm, where an industrial building/garage is erected. Located in Agios Athanasios, Limassol. The building consists of a garage with total covered area of approx. 3,560 sqm and an MOT center that is currently under construction. The garage consists of a basement (c.1,473 sqm) which is used as a warehouse, a ground floor (c.1,652 sqm) which is used as service station and a mezzanine (c.435 sqm) which accommodates office areas, visitors area, kitchen and a separate incomplete structure to provide MOT inspections. The property is currently leased. The immediate area consists mostly of small to medium size industrial properties with some sizeable factories and warehouses. The wider area of the asset consists of both commercial and residential developments with buildings consisting of shops/restaurants/ showrooms on the ground floor and offices/ apartments on the upper floors and houses. The property enjoys good accessibility towards Limassol city center and other Municipalities due to the small distance from the Nicosia-Limassol motorway. The property falls within the following two Planning Zones: Industrial zone Î±4 with a maximum building density coefficient of 90% and a land coverage coefficient of 60% over 2 floors. Industrial zone Î±4 with a maximum building density coefficient of 80% and a land coverage coefficient of 60% over 2 floors.



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