



For Sale, Land, Field, Nicosia, Kaimakli, 679m²

For Sale : **€ 325,000**

Description

For Sale Industrial Land In Kaimakli, Nicosia.

An excellent opportunity to acquire a strategically located industrial plot in the well-established industrial area of Kaimakli, Nicosia. With a total plot area of 679 m², this property offers exceptional development potential thanks to its highly advantageous planning characteristics, making it an ideal choice for investors, logistics operators, manufacturers and businesses seeking a high-capacity industrial asset.

The property falls within the Kα3/B62 Planning Zone, benefiting from an impressive 140% building density and 50% coverage factor. These rare planning parameters allow for the development of approximately 950 m² of internal covered space, providing excellent flexibility for multi-level warehouses, industrial facilities, workshops, showrooms, storage units or company headquarters.

The 50% coverage factor ensures an efficient balance between building footprint and outdoor operational areas, allowing sufficient space for parking, loading and unloading activities, vehicle circulation and other industrial requirements.

Located in one of Nicosia's most established industrial and commercial districts, the property enjoys excellent accessibility to the city centre, the Nicosia-Limassol motorway and key commercial hubs. The area is home to numerous successful businesses and industrial operations, further enhancing the property's investment appeal.

The property is situated approximately 1.5 km from Kaimakli Municipality Centre, 2.8 km from Nicosia City Centre, 3.4 km from Eleftheria Square, 4.2 km from the University of Cyprus, 5.3 km from Nicosia General Hospital, 6.1 km from the Mall of Cyprus, 6.8 km from the GSP Stadium and approximately 7.5 km from the Nicosia-Limassol Motorway.

Combining a rare high-density zoning designation, excellent accessibility and strong development potential, this industrial property represents an outstanding investment opportunity in one of Nicosia's most strategic industrial locations.

To discover more options in this area, you can browse our complete portfolio of industrial land for sale in Nicosia directly from our website by clicking the following link:

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Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Industrial**

Area

Frontage: **100m²**

Plot Area: **679m²**