

For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 2,504m²

For Sale : **€ 790,000**

Description
Expand your professional horizons with this massive 2,504 sqm industrial plot, located in the strategically positioned Anthoupoli area of Lakatameia. This site is where your vision takes shape, offering a substantial foundation for your future business ventures or specialized development projects. Whether you are looking to establish a light-industrial facility, a state-of-the-art logistics hub, or a mixed-use commercial space, this expansive property provides the versatility and scale required to build a lasting legacy in Nicosia's growing industrial sector.

Strategic Development and Industrial Versatility

Currently under division to ensure modern infrastructure standards, this property is a prime choice for investors focused on strategic acquisition and significant high-yield development. With a building density of 100% and a 50% cover factor, the plot offers a balanced and efficient layout for warehouses, workshops, or distribution centers that require a high return on investment. The zoning, which includes Bα3 and BE1 influences, allows for a clear path to high-value development while ensuring harmony with the surrounding industrial environment. This structural flexibility is perfectly suited for operations that require extensive floor space and multi-functional facilities, further solidifying the foundation of your future operations.

Description: Under Division Plot (No.22) in Lakatamia, Nicosia. Industrial/Mixed-Use plot of 2,504 sqm with frontage along a registered road, offering accessibility and visibility for development.
Building Density: 100%
Cover Factor: 50%
Town Planning Zone: Bα3 / BE1 (Industrial and Mixed Economic Activities)
Proximity Landmarks: Located near the Anthoupolis Roundabout and Nicosia Mall.

Location and Logistical Connectivity

The success of any industrial project is built upon its location. This plot is situated in a key logistical pocket that bridges the gap between major transit routes and essential city services. This ensures that your business remains highly accessible to suppliers, clients, and your workforce, providing a competitive edge in the local market.

Plots of land for sale in Lakatameia: A significant opportunity to secure a large-scale plot in an area experiencing steady industrial demand.
Land for sale near Anthoupolis Roundabout: Located within a 2-minute drive of this significant transit hub, ensuring rapid access to the primary highway network.
Nicosia Mall: Reachable in just 4 minutes, placing your project near the district's largest commercial and social magnet.
Super Home Center: Positioned within a 4-minute drive, benefiting from the heavy commercial traffic of major retail anchors.
Nicosia – Troodos Motorway: Located only 1 minute away, providing a direct gateway for efficient island-wide distribution.
Nicosia City Center: A short 12-minute drive ensures your business stays connected to the capital's central business heart.

If you are looking for G&P Lazarou trusted properties that provide both scale and strategic value, this 2,504 sqm site in Anthoupoli is a remarkable opportunity. Large plots with this specific zoning and level of accessibility are highly coveted by logistical operators and move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can support the expansion of your professional portfolio. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Industrial**

Area

Plot Area: **2,504m²**

Gallery

