



For Sale, Land, Field, Nicosia, Latsia, 3,336m²

For Sale : € 650,000

Description

For Sale Industrial Land In Latsia, Nicosia.

An exceptional opportunity to acquire a prime industrial field in the highly sought-after industrial area of Latsia, Nicosia. With a total land area of 3,336 sq.m., this strategically positioned property offers outstanding development potential for industrial operators, logistics companies, manufacturers and investors seeking a premium industrial asset in one of the capital's most established business and industrial districts.

The property falls entirely within the Bα3 Industrial Planning Zone, benefiting from highly favourable development parameters including a 100% building density and 60% coverage factor. These excellent planning characteristics provide exceptional flexibility for the development of warehouses, logistics centres, distribution facilities, manufacturing plants, storage units and a wide range of industrial operations designed to meet modern business requirements.

Located in a strategic position within the industrial area of Latsia, the property enjoys excellent connectivity to major transportation routes and key industrial infrastructure. Its location offers convenient access to the Nicosia-Limassol motorway, the commercial districts of the capital and the wider transportation network of Cyprus, making it ideal for businesses that rely on efficient logistics and distribution operations.

The property is situated approximately 1.8 km from Latsia Municipality Centre, 2.3 km from the Nicosia-Limassol Motorway (A1), 3.1 km from the Mall of Cyprus, 4.2 km from the University of Cyprus, 4.8 km from Athalassa National Forest Park, 5.6 km from the GSP Stadium, 6.2 km from Nicosia General Hospital, 6.8 km from the Industrial Area of Geri and approximately 10.5 km from Nicosia City Centre. These distances provide excellent accessibility to major industrial, commercial and transportation infrastructure throughout Cyprus.

The combination of its advantageous industrial zoning, strategic location and significant development potential makes this property an outstanding opportunity for businesses and investors seeking long-term value within one of Nicosia's most important industrial corridors.

G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Latsia, combining accessibility, development flexibility and strong future prospects.

To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/industrial/sort_by/website_listing_date/sort_direction/desc/

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
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Main Features

Property Subtype: Field	Town Planning Zone: Industrial
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Area

Plot Area: **3,336m²**