



For Sale, Land, Plot, Nicosia, Alambra, 2,007m²

For Sale : € 190,000

Description

Small Development and High-Value Living

This industrial property in the strategic community of Alambra represents a premier opportunity for high-spec development in a region defined by its central role as the primary transit and industrial hub of Cyprus. Falling within the BD3 industrial planning zone with a 90% building density and a 60% coverage factor, the property is perfectly suited for modern warehousing facilities, logistics centers, or light industrial units that require maximum functionality across two floors. In March 2026, the local real estate market has been fundamentally revitalized by the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net position for long-term investors. Furthermore, the 2026 market is bolstered by new developmental incentives for industrial zones launched in March 2026, offering facilities for the construction of energy-autonomous industrial buildings. The established industrial zoning and strategic location ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Industrial building plot for sale in Alambra, Nicosia. This property is situated in a fully organized industrial area and offers a clear canvas for industrial or commercial development. The plot falls within Industrial Planning Zone BD3 with a building density coefficient of 90% and a coverage coefficient of 60%, allowing for a maximum of 2 floors. This industrial land benefits from its position in a community that serves as the geographical heart of the island's motorway network. The 90% building factor is a strategic advantage for those seeking to maximize usable workspace and storage areas, capitalizing on the increasing demand for modern logistics infrastructure in 2026.

Building Data

Building Density 90%

Cover Factor 60%

Town Planning Zone Industrial (Zone B63)

Maximum Floors 2

Title Deed Available

Proximity Landmarks

The central Nicosia-Limassol-Larnaca motorway junction is located in immediate proximity, offering the fastest possible access to the island's ports and airports.

The Idalion industrial area and major distribution centers for food and consumer goods are within 2 minutes.

Commercial facilities and showrooms bordering Alambra provide an environment of high business activity.

The residential core of Alambra and Agia Varvara is nearby, facilitating access to local labor force and services.

Fuel and heavy vehicle service stations are in the immediate vicinity, supporting the needs of industrial units.

The capital Nicosia is just 12 minutes away via the recently delivered 2026 high-speed road networks.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Central Industrial Station," acting as a bridge between the island's trade gateways and the capital, offering rapid access via the 2026 road networks.

Industrial plots for sale in Alambra: An excellent opportunity to acquire industrial land with 90% density in the most vital hub of Cyprus.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Tax Reform 2026: New regulations have simplified investments in industrial real estate, making transfers in the Alambra area more efficient.

Logistics Advantage: The BD3 zone is the top choice for companies targeting the creation of central warehouses with island-wide access.

Capital Gains Tax Relief: The 2026 reforms provide new tax benefits for the disposal of industrial buildings that meet environmental criteria.

High-Yield Development: The 90% density allows for the full utilization of land for large-scale business use.

Digital Infrastructure: The industrial zone is equipped with the 2026 Smart Logistics and fiber optic networks, supporting automated inventory management.



If you are looking for G&P Lazarou trusted properties that offer the perfect balance of industrial functionality and high-value investment potential, this industrial plot in Alambra is an unparalleled opportunity. Industrial land with 90% density in such a strategic location is a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this industrial property. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Industrial
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Area

Plot Area: **2,007m²**



Gallery

