

For Sale, Land, Plot, Nicosia, Latsia, 4,976m²

For Sale : **€ 1,450,000**

Description
Strategic Acquisition: High-Yield Industrial Development Plot in Latsia

This significant industrial asset, situated in the heart of the Latsia industrial zone, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Representing a 2488/4243 share of a plot corresponding to 4,976 sqm, the property falls within the Bδ4 planning zone with a building density of 80% and a coverage factor of 45%. Its expansive 250-meter road frontage and high-density parameters make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential, specifically in logistics, large-scale warehousing, or specialized industrial facilities.

The plots technical specifications and massive scale allow for a modern architectural project that maximizes operational footprint and urban functionality in a resilient growth corridor. As a standout choice among plots of land for sale in Latsia, this property benefits from an established industrial atmosphere and superior visibility. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful development in one of the capitals most active and strategically connected industrial hubs.

Key Features

Location: Latsia Industrial Area, Nicosia (Industrial Planning Zone Bδ4)
Asset Scale: 2488/4243 share corresponding to 4,976 sqm
Road Frontage: Approximately 250 meters (Exceptional accessibility and logistical visibility)
Building Density: 80% (Optimized for high-yield industrial and logistical development)
Coverage Factor: 45% (Balanced for expansive footprints and heavy vehicle maneuvering)
Land for sale near GSP Stadium: Located within a 3-minute drive of Nicosias primary sporting landmark and commercial interchange.
Nicosia General Hospital: Situated just 2 km away, providing proximity to a major public landmark and medical hub.
The Mall of Cyprus and IKEA: Reachable within a short 5-minute drive, offering access to the primary commercial and retail heart of the region.
Athalassa National Forest Park: Within close proximity, offering a well-known geographical reference and green buffer.
Nicosia-Limassol Motorway: Immediate access to the islands main transport artery ensures seamless connectivity for distribution and logistics.

This property represents a rare chance to secure a large-scale industrial asset with significant road frontage in a strategic location. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Latsia industrial land.

Details

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

Main Features

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

Area

Plot Area: **4,976m²**

Gallery

