

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 869m²

For Sale : **€ 220,000**

Description
High-Yield Industrial Plot in Lakatameia Industrial Area – Strategic Acquisition for High-Value Commercial Use

Whether you are looking to establish a custom headquarters for your business or a smart investor seeking a premium industrial asset in the established Lakatameia zone, this 868 sqm industrial building plot offers the perfect blank canvas. Buying land in this high-demand and strategically accessible industrial hub provides the ultimate freedom to bring a modern warehouse or commercial vision to life, benefited by a location that guarantees long-term operational value. This site is a strategic investment opportunity specifically suited for those who prioritize logistical efficiency, space, and high-yield potential in a specialized industrial environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Bδ2 industrial planning zone, this property is primed for development. With a building density of 50% and 50% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-value commercial investment, specifically a spacious bespoke warehouse, showroom, or light industrial facility. Focus on versatility and yield potential with this plot, which allows for a clear path for those looking to capitalize on the demand for quality industrial space and maximize ROI for developers in a flourishing commercial hub. The under-division status ensures that the final plot will meet modern infrastructure standards, suitable for a professional structure up to a height of 5.5 meters on a generous 868 sqm surface.

Property Type: Industrial Building Plot
Location: Lakatameia Industrial Area, Nicosia
Plot Area: 868 sqm
Planning Zone: Bδ2 (Industrial/Commercial)
Building Density: 50% (Focus on strategic acquisition and high-value commercial use)
Cover Factor: 50%
Structural Allowance: 1 Floor / 5.5m Height
Infrastructure: Under-division plot with planned access to all essential industrial utilities and a registered road
Legal Status: Title deed available
Cyprus real estate investment: High-yield potential for industrial development in a central logistics hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy industrial land in Nicosia. Situated in a premium pocket of the Lakatameia industrial zone, this plot offers a rare balance of operational convenience and extreme connectivity. You are just a short drive from major commercial arteries and the city's main transit networks, making it an area highly attractive to logistics firms and businesses. Enjoy the benefits of being in a well-connected district with seamless access to the main motorway network and the capital.

Plots of land for sale in Lakatameia: Located in a prime industrial area known for its accessibility and stable commercial value.
Land for sale near Tseriou Avenue: Situated within a 3-minute drive of one of the area's most active commercial and transit corridors.
Lakatameia Municipal Hall: Reachable within a short 5-minute drive, providing rapid access to the district's primary administrative center.
Tseri Industrial Area: Located just 4 minutes away, placing you in the heart of the region's primary industrial and manufacturing belt.
Nicosia-Limassol Motorway: Positioned within a 7-minute drive, offering immediate access to the island's primary logistics artery.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this industrial plot in Lakatameia is an unparalleled opportunity. Prime commercial land with this specific positioning in such a central industrial location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next industrial project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **1**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Industrial**
Height: **6**

Area

Plot Area: **869m²**

Gallery

