



For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 8,399m²

For Sale : **€ 495,000**

Description

For Sale Industrial Land In Dali, Nicosia.

An excellent opportunity to acquire a substantial field in the well-established Dali Industrial Area, one of the most dynamic industrial and logistics hubs in the Nicosia district. With a total land area of 8,399 sq.m., this strategically located property offers exceptional potential for industrial development, warehousing facilities, logistics operations and long-term investment.

The property benefits from a mixed zoning classification, providing both industrial development potential and future investment flexibility. Approximately 69% of the land falls within the Bα3 Industrial Planning Zone, offering a 100% building density and 60% coverage factor, while the remaining 31% falls within the Γα4 Agricultural Zone, allowing a 10% building density and 10% coverage factor. This unique zoning combination creates an attractive opportunity for investors and developers seeking a versatile property in a rapidly expanding industrial location.

Positioned within the established Dali Industrial Area, the property enjoys easy access to major transportation routes and industrial infrastructure, making it particularly suitable for warehouses, distribution centres, logistics facilities, light industrial operations and other commercial-industrial developments.

The property is located approximately 1.2 km from the centre of Dali Industrial Area, 2.5 km from the Nicosia-Limassol Motorway (A1), 4.1 km from Alampra Industrial Area, 5.3 km from Dali Municipality Centre, 7.0 km from Nisou Industrial Area, 9.4 km from the University of Cyprus, 10.1 km from the GSP Stadium, 11.3 km from Nicosia General Hospital and approximately 15.5 km from Nicosia City Centre. These distances provide excellent connectivity to major industrial, commercial and transportation infrastructure throughout Cyprus.

The combination of its substantial size, mixed zoning, strategic location and excellent accessibility makes this property an outstanding opportunity for investors and businesses seeking long-term value within one of Nicosia's most active industrial districts. G&P Lazarou Estate Agents proudly presents this exceptional investment opportunity in Dali, combining industrial development potential, strategic positioning 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-](https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/industrial/sort_by/website_listing_date/sort_direction/desc/)

[for_sale/in/Nicosia/land_type/field/town_planning_zone/industrial/sort_by/website_listing_date/sort_direction/desc/](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](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Industrial**

Area

Plot Area: **8,399m²**