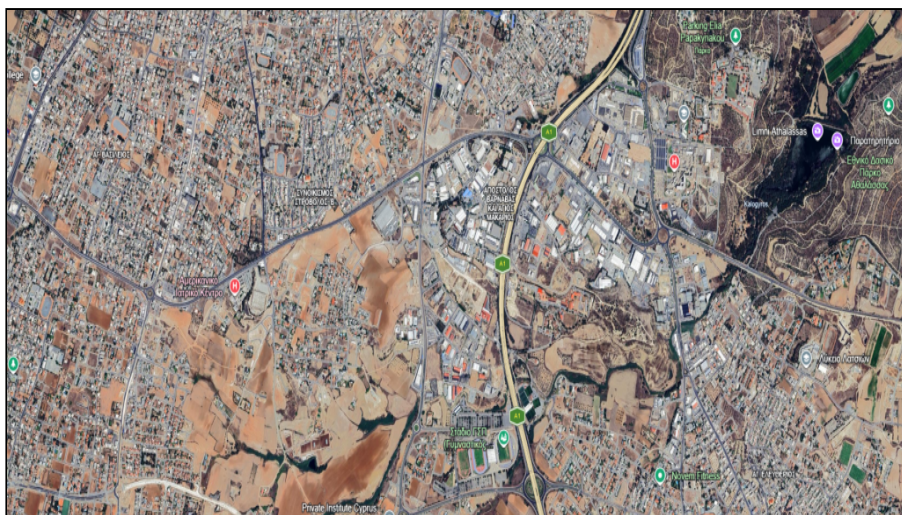




For Sale, Land, Field, Nicosia, Strovolos, Agios Vasileios, 8,427m²

For Sale : **€ 2,200,000**

Description

For Sale Industrial Land In Strovolos, Nicosia.

An exceptional opportunity to acquire a substantial industrial field in the well-established Strovolos Industrial Area, one of the most strategically positioned industrial and commercial hubs in Nicosia. With a total land area of 8,427 sq.m., this property presents an outstanding investment opportunity for developers, logistics operators, manufacturers and businesses seeking a large-scale industrial asset with excellent accessibility and significant development potential.

The property benefits from a mixed industrial zoning, with approximately 92% of the land falling within the B62 Industrial Planning Zone and the remaining 8% within the Bα3 Industrial Planning Zone. The predominant B62 Zone provides a 50% building density and 50% coverage factor, while the Bα3 Zone benefits from a 100% building density and 60% coverage factor. These planning characteristics create excellent flexibility for the development of warehouses, distribution centres, logistics facilities, manufacturing plants and a wide range of industrial and commercial-industrial operations.

Located within the highly sought-after Strovolos Industrial Area, the property enjoys excellent access to major transportation routes, commercial centres and key business districts. Its strategic position makes it particularly attractive for companies requiring efficient access to Nicosia's motorway network and the wider transportation infrastructure of Cyprus.

The property is situated approximately 1.0 km from the Strovolos Industrial Area Centre, 2.4 km from the Nicosia-Limassol Motorway (A1), 3.8 km from the GSP Stadium, 4.5 km from Nicosia General Hospital, 5.2 km from the University of Nicosia, 6.1 km from the Mall of Cyprus, 6.8 km from the University of Cyprus, 7.5 km from Eleftheria Square and approximately 8.0 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, strategic location within Strovolos Industrial Area and favourable industrial zoning makes this property an exceptional opportunity for both owner-occupiers and investors seeking long-term value in one of Nicosia's most established industrial districts.

G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Strovolos, combining strategic accessibility, significant development potential and strong future value.

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: **8,427m²**