



For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 6,894m²

For Sale : **€ 1,350,000**

Description

For Sale Industrial Land In Latsia, Nicosia.

An outstanding opportunity to acquire a substantial industrial field in the highly sought-after industrial area of Latsia, Nicosia. With a total land area of 6,894 sq.m., this strategically positioned property offers exceptional development potential for logistics companies, manufacturers, warehouse operators and investors seeking a premium industrial asset within one of the capital's most established industrial corridors.

The property falls entirely within the B&3 Industrial Planning Zone, benefiting from highly favourable development parameters including a 100% building density, 60% coverage factor, and permission for development of up to 2 storeys. These planning characteristics provide excellent flexibility for the development of warehouses, distribution centres, logistics hubs, manufacturing facilities and a wide range of industrial operations designed to meet modern business requirements.

Situated in a prime industrial location, the property enjoys excellent connectivity to major transportation routes and surrounding commercial and industrial infrastructure. Its strategic position makes it particularly attractive for businesses requiring efficient access to Nicosia, Limassol and other major urban centres across Cyprus.

The property is located approximately 1.4 km from the Industrial Area of Latsia, 2.3 km from the Nicosia-Limassol Motorway (A1), 3.6 km from the Mall of Cyprus, 4.8 km from the General Hospital of Nicosia, 5.5 km from the University of Cyprus, 6.1 km from Athalassa National Forest Park, 6.7 km from the GSP Stadium, 7.2 km from the Industrial Area of Geri and approximately 11.0 km from Nicosia City Centre. These distances ensure excellent connectivity to major industrial, commercial and transportation infrastructure throughout Cyprus.

The combination of its extensive land area, strategic location, favourable industrial zoning and significant development potential makes this property an exceptional opportunity for both owner-occupiers and investors seeking long-term value in a rapidly growing industrial district.

G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Latsia, combining excellent accessibility, substantial development potential and long-term investment 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/)

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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: **6,894m²**