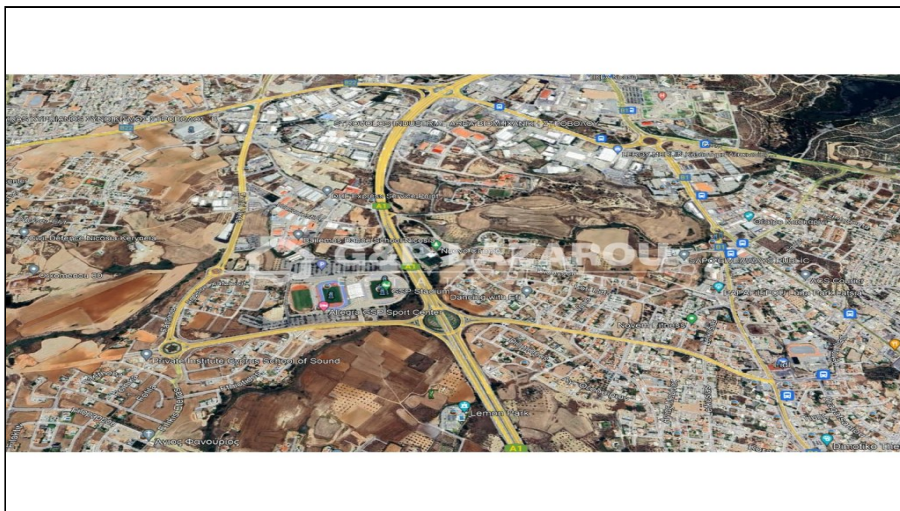




For Sale, Land, Plot, Nicosia, Strovolos, Ap. Varnavas and Ag. Makar., 1,752m²

For Sale : € 800,000

Description

Unique Industrial Plot in Strovolos Industrial Area – Strategic Acquisition for High-Yield Development

Whether you are a visionary developer ready to establish a landmark industrial project or a smart investor looking to secure a high-yield asset, this exceptional building plot in the heart of the Strovolos Industrial Area offers the perfect blank canvas. Buying land in this established and high-demand zone provides the ultimate freedom to bring your industrial or commercial vision to life, surrounded by a professional environment that guarantees long-term value. This site is a strategic acquisition specifically suited for those who prioritize maximum ROI and high-density development in one of Nicosia's most vital logistical hubs.

Strategic Development and Yield Potential

Boasting a prime position within the sought-after Ba3/BE1 industrial planning zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically modern warehouses, light industrial facilities, or a sophisticated distribution center. The zoning allows for maximum utilization of the plot's area, providing a clear path for developers looking to capitalize on the high demand for premium industrial space and maximize yield potential in a high-value strategic hub.

Key Property Features

Property Type: Industrial Building Plot

Location: Strovolos Industrial Area, Nicosia

Planning Zone: Ba3 / BE1 (Industrial)

Building Density: 100% (Focus on high-yield development and strategic acquisition)

Coverage Ratio: 50%

Structural Allowance: Ideal for large-scale warehouses or light industrial complexes

Infrastructure: Central location with direct registered road access and proximity to essential utilities

Legal Status: Title deed available

Cyprus real estate investment: High-value potential in the capital's primary industrial district

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the core of the Strovolos Industrial Area, this plot offers a rare balance of central connectivity and extreme convenience. You are just a short drive from the island's primary motorway network and the capital's major commercial hubs, making it an area highly attractive to logistics firms and manufacturing businesses. Enjoy proximity to major distribution routes, swift access to the city center, and the benefits of being in a well-connected district with every industrial necessity nearby.

Land for sale near The Senior School: Located within a 3-minute drive of one of Nicosia's leading international educational institutions.

GSP Stadium: Situated just 1.5 km away, providing a major recognizable landmark and rapid access to the primary sports hub.

The Mall of Cyprus & IKEA: Reachable within a short 4-minute drive, ensuring proximity to the capital's largest retail and commercial destination.

Nicosia General Hospital: Positioned within a 4-minute drive, offering immediate access to the island's primary healthcare facility.

A1 Motorway (Nicosia-Limassol): Located within a 2-minute drive, ensuring seamless logistics and connectivity to all major cities and ports.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this unique industrial plot in Strovolos is an unparalleled opportunity. Prime development land with this specific density and strategic positioning in the heart of Nicosia 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 high-yield 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**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Area

Plot Area: **1,752m²**



Gallery

