



For Sale, Land, Field, Nicosia, Dali, 5,744m²

For Sale : **€ 975,000**

Description

For Sale Industrial Land In Latsia, Nicosia.

An exceptional opportunity to acquire a prime industrial field in the highly sought-after industrial area of Latsia, Nicosia. With a total land area of 5,744 sq.m., this strategically positioned property offers outstanding development potential for investors, logistics operators, manufacturers and businesses seeking a high-value industrial asset with excellent connectivity and accessibility. The property falls entirely within the Bα3 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 allow for the construction of warehouses, logistics centres, distribution facilities, manufacturing plants and a wide range of industrial developments designed to meet modern operational requirements.

A major advantage of the property is its registered road access, ensuring excellent accessibility and facilitating immediate development opportunities. Its strategic position within one of Nicosia's most important industrial corridors makes it ideal for businesses requiring direct access to the motorway network and surrounding commercial and industrial areas.

The property is situated approximately 1.2 km from the Nicosia-Limassol Motorway (A1), 2.1 km from the Industrial Area of Geri, 2.8 km from Latsia Municipality Centre, 4.1 km from the Mall of Cyprus, 5.3 km from the University of Cyprus, 5.8 km from Athalassa National Forest Park, 6.2 km from the General Hospital of Nicosia, 6.8 km from the GSP Stadium and approximately 11.5 km from Nicosia City Centre. These distances provide excellent connectivity to major transportation routes, industrial infrastructure and commercial destinations throughout Cyprus.

The combination of its strategic location, registered road access, advantageous industrial zoning and significant development potential makes this property an outstanding opportunity for both owner-occupiers and investors seeking long-term value in a rapidly developing industrial district.

G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Latsia, combining excellent accessibility, strong 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-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: **5,744m²**

Further Details

Corner Plot