

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 6,086m²

For Sale : **€ 995,000**

Description
For Sale Industrial Land In Latsia, Nicosia.
An exceptional opportunity to acquire a strategically positioned industrial field in the highly sought-after industrial area of Latsia, Nicosia. With a total land area of 6,086 sq.m., this property presents an outstanding investment opportunity for developers, industrial operators, logistics companies and investors seeking a substantial industrial asset with excellent accessibility and strong development potential.
The property falls within the Bδ4 Industrial Planning Zone, benefiting from favourable development parameters including 80% building density, 45% coverage factor, and permission for development of up to 2 storeys. These planning characteristics provide excellent flexibility for the development of warehouses, logistics facilities, industrial units, workshops and a variety of commercial-industrial projects.
A key advantage of the property is its registered road access, ensuring excellent accessibility and facilitating future development. The land can be divided into a large plot of approximately 3,850 sq.m. and a second plot of approximately 480 sq.m., offering additional flexibility for developers and investors. Furthermore, the owner is open to considering an exchange with another plot or apartments, creating a unique opportunity for interested parties seeking alternative acquisition options.
Strategically located in Latsia, the property enjoys easy access to both the municipality of Latsia and the motorway connecting Nicosia and Limassol, making it highly suitable for logistics, distribution and industrial operations requiring excellent transportation links.
The property is situated approximately 1.6 km from Latsia Municipality Centre, 2.1 km from the Nicosia–Limassol Motorway (A1), 3.4 km from the Mall of Cyprus, 4.2 km from Nicosia General Hospital, 4.8 km from the University of Cyprus, 5.4 km from the GSP Stadium, 6.1 km from Athalassa National Forest Park, 7.3 km from the Industrial Area of Geri and approximately 10.2 km from Nicosia City Centre.
The combination of its strategic location, industrial zoning, development flexibility and excellent accessibility 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.
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: **6,086m²**