

For Sale, Land, Plot, Nicosia, Kaimakli, 1,034m²

For Sale : **€ 200,000**

Description
High-Yield Development and Strategic Acquisition

This expansive industrial asset in Kaimakli represents one of the most significant land opportunities currently available within Nicosia’s primary economic growth corridor. Comprising a large plot adjacent to Agiou Dimitriou Street and the option to acquire the secondary parcel directly behind it on Christou Kythreoti Street, the site offers rare dual-road frontage near the "BATA" roundabout. With a building density and coverage both set at 50%, the property is perfectly suited for large-scale industrial operations, high-capacity warehousing, or a multi-unit distribution hub. As we move through March 2026, the area is experiencing a surge in institutional interest due to the finalization of the SOPAZ Innovation Zone master plan, making this an ideal time for a strategic acquisition in a district destined to become the capital's premier tech and research pillar—a vision we have supported for 3 decades of experience.

Description Large industrial plot near the ''BATA'' roundabout adjacent to Agiou Dimitriou street, is now available for sale. Also, available is the plot right behind it which is adjacent to Christou Kythreoti Street. (414). The property's strategic layout and substantial frontage allow for optimized logistical flow and high-visibility branding in an area defined by its industrial strength and 2026 urban transformation.

Building Density 50%
Cover Factor 50%
Town Planning Zone Industrial
Proximity Landmarks Located near the Bata Roundabout and the SOPAZ Innovation Zone.

Strategic Location and Community Amenities

The true value of this land is rooted in its pivotal logistical position, offering a professional environment that is perfectly connected to the commercial and academic heartbeat of Cyprus.

Plots of land for sale in Nicosia: A premier opportunity to secure a large-scale industrial footprint in the rapidly evolving and state-supported Kaimakli district.
Cyprus real estate investment: A high-potential asset for 2026, benefiting from the latest infrastructure upgrades and the capital's shift toward an innovation-led economy.
Bata Roundabout: Situated just 1 minute away, providing immediate access to the city's primary transit nodes and facilitating efficient transport across the capital.
SOPAZ Innovation Zone: Reachable in just 2 minutes, placing your business at the doorstep of Nicosia's future hub for technology, research, and high-spec offices.
Frederick University: Located within a 4-minute drive, ensuring a steady stream of professional talent and potential for industrial-academic partnerships.
Famagusta Avenue: A short 3-minute drive away, following the 2026 road expansions that have significantly improved flood protection and direct motorway connectivity.
Nicosia District Court: Positioned only 9 minutes away, reflecting the property's proximity to the administrative and legal center of the Republic.

If you are looking for G&P Lazarou trusted properties that offer expansive dimensions and strategic proximity to Nicosia’s newest economic zones, this industrial assembly is an unparalleled opportunity. Industrial plots of this scale near the BATA roundabout are increasingly rare in 2026 and move quickly once they enter the market.

Contact G&P Lazarou for a private consultation to discuss the logistical and investment potential of this high-yield industrial site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot** Town Planning Zone: **Industrial** Height: **6**

Area

Plot Area: **1,034m²**

Gallery

