

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 1,926m²

For Sale : **€ 400,000**

Description
For Sale Industrial Land In Latsia, Nicosia.
An excellent opportunity to acquire a strategically positioned industrial field in the highly sought-after industrial area of Latsia, Nicosia. With a total land area of 1,926 sq.m., this property presents an attractive investment opportunity for businesses, developers and industrial operators seeking a well-located site with excellent development potential and direct access to the capital's major transportation network.
The property benefits from a mixed industrial zoning, falling within Bα3 (64%) and Δα3 (36%), offering favourable development parameters including a 100% building density, 60% coverage factor, permission for development of up to 2 storeys, and a maximum permitted height of 5.5 metres. These planning characteristics make the property ideal for warehouses, logistics facilities, workshops, industrial units and a variety of commercial-industrial developments.
Situated in one of Nicosia's most important industrial corridors, the property enjoys excellent accessibility and proximity to major infrastructure. Its location provides convenient connections to the motorway network and surrounding industrial districts, making it highly suitable for operational and investment purposes.
The property is located approximately 1.5 km from the Latsia Industrial Area, 2.3 km from the Nicosia–Limassol Motorway (A1), 3.8 km from the Mall of Cyprus, 4.5 km from the General Hospital of Nicosia, 5.2 km from the University of Cyprus, 5.8 km from the GSP Stadium, 6.4 km from Athalassa National Forest Park, 7.2 km from Latsia Municipality Centre and approximately 10.8 km from Nicosia City Centre. These distances ensure excellent connectivity to key industrial, commercial and transportation infrastructure throughout Cyprus.
The combination of its advantageous zoning, strategic location and strong development potential makes this property an exceptional opportunity for investors and businesses seeking a valuable industrial asset in a rapidly growing area.
G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Latsia, combining excellent accessibility, favourable planning characteristics 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**
Height: **6**

Area

Plot Area: **1,926m²**