

For Sale, Land, Field, Nicosia, Alampra, 2,676m²

For Sale : **€ 135,000**

Description
For Sale Industrial Land In Alampra, Nicosia.
An excellent opportunity to acquire a strategically located industrial field in the well-established industrial area of Alampra, Nicosia. With a total land area of 2,676 sq.m., this property offers an ideal combination of accessibility, development potential and long-term investment value, making it suitable for logistics facilities, warehouses, workshops, manufacturing operations and a variety of industrial uses.
The property falls within the Bδ3 Industrial Planning Zone, benefiting from favourable development parameters including a 90% building density, 50% coverage factor, and permission for development of up to 2 storeys. These planning characteristics provide excellent flexibility for the construction of industrial facilities designed to meet modern business and operational requirements.
Situated in one of Nicosia's key industrial corridors, the property enjoys convenient access to major transportation routes and surrounding industrial infrastructure. Its strategic position makes it particularly attractive for businesses seeking operational efficiency and seamless connectivity across Cyprus.
The property is located approximately 1.2 km from Alampra Village Centre, 2.0 km from the Nicosia–Limassol Motorway (A1), 3.8 km from Nisou Industrial Area, 5.5 km from Agia Varvara Industrial Area, 7.1 km from Dali Municipality Centre, 9.5 km from the University of Cyprus, 10.2 km from the GSP Stadium, 11.0 km from Nicosia General Hospital and approximately 15.4 km from Nicosia City Centre. These distances ensure excellent connectivity to key commercial, industrial and transportation infrastructure throughout the island.
The combination of its industrial zoning, development potential and advantageous location makes this property an exceptional opportunity for both owner-occupiers and investors seeking a valuable industrial asset in a growing business area.
G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Alampra, offering excellent accessibility, strong development potential and long-term 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: **2,676m²**