

For Sale, Land, Field, Nicosia, Agia Varvara, 11,706m²

For Sale : **€ 400,000**

Description
For Sale Industrial Land In Agia Varvara, Nicosia.
An exceptional opportunity to acquire a substantial industrial field in the established industrial area of Agia Varvara, Nicosia. With a total land area of 11,706 sq.m., this strategically positioned property presents an outstanding investment opportunity for developers, logistics companies, manufacturers and investors seeking a large-scale industrial asset within one of the district's most important industrial hubs.
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 excellent planning characteristics allow for the construction of warehouses, logistics centres, manufacturing facilities, distribution hubs and a wide variety of industrial developments, maximizing both operational efficiency and long-term investment potential.
A significant advantage of this property is its registered road access, providing excellent connectivity and facilitating immediate development opportunities. Its strategic location within a well-established industrial corridor further enhances its value, making it ideal for businesses requiring easy access to major transportation networks.
The property is located approximately 1.4 km from Agia Varvara Village Centre, 2.2 km from the Nicosia–Limassol Motorway (A1), 4.2 km from Alampra Industrial Area, 5.4 km from Nisou Industrial Area, 7.9 km from Dali Municipality Centre, 10.2 km from the University of Cyprus, 11.0 km from the GSP Stadium, 11.8 km from Nicosia General Hospital and approximately 16.0 km from Nicosia City Centre. These distances ensure excellent accessibility to key industrial, commercial and transportation infrastructure throughout Cyprus.
The combination of its substantial size, advantageous industrial zoning, registered road access and strategic location makes this property an outstanding opportunity for businesses and investors seeking a high-potential industrial asset with strong future growth prospects.
G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Agia Varvara, combining strategic accessibility, excellent 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: **11,706m²**