



For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 1,276m²

For Sale : € 440,000

Description

Expand your professional horizons with this impressive 1,276 sqm industrial plot, located in the strategically positioned Agia Paraskevi area of Lakatameia. This site is where your vision takes shape, offering a substantial foundation for your future business ventures or specialized development projects. Whether you are looking to establish a light-industrial facility or a mixed-use commercial space, this expansive property provides the versatility and scale required to build a lasting legacy in Nicosia's growing industrial sector.

Strategic Development and Industrial Versatility

Currently under division to ensure modern infrastructure standards, this property is a prime choice for investors focused on strategic acquisition and significant long-term ROI. With a building density of 50% and a 50% cover factor, the plot offers a balanced and efficient layout for warehouses, workshops, or distribution centers. The zoning, which includes B62 and Δα3 influences, allows for a clear path to high-value development while ensuring harmony with the surrounding environment. The height allowance of 5.5 meters for a single floor is perfectly suited for industrial operations that require high ceilings and clear, unobstructed floor space, further solidifying the foundation of your future operations.

Description: Under-division industrial plot in Agia Paraskevi, Lakatameia, with a total area of 1,276 sqm. The plot has registered road access, utilities, and is suitable for light-industrial or mixed-use development depending on the zone allocation.

Building Density: 50%

Cover Factor: 50%

Town Planning Zone: B62, Δα3, Kα8 (Mixed industrial and residential influence)

Proximity Landmarks: Situated near the Pediaios River and the Lakatameia Dog Park.

Location and Logistical Connectivity

The success of any industrial project is built upon its location. This plot is situated in a key logistical pocket that bridges the gap between major transit routes and essential city services. This ensures that your business remains highly accessible to suppliers, clients, and your workforce, providing a competitive edge in the local market.

Plots of land for sale in Lakatameia: A significant opportunity to secure a large-scale plot in an area experiencing steady industrial demand.

Land for sale near Pediaios River: Located within a 3-minute drive of this significant natural landmark and the surrounding green zones.

Lakatameia Dog Park: Reachable in just 4 minutes, serving as a well-known local reference point for the community.

Tseriou Avenue: Positioned within a 5-minute drive, offering a direct link to major commercial shops and essential services.

Anthoupolis Interchange: A short 8-minute drive provides rapid access to the primary highway network for efficient island-wide distribution.

St. George Medical Center: Located only 5 minutes away, ensuring quick access to important local health facilities.

If you are looking for G&P Lazarou trusted properties that provide both scale and strategic value, this industrial site in Agia Paraskevi is a remarkable opportunity. Large plots with this specific zoning and level of accessibility are highly coveted by logistical operators and move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can support the expansion of your professional portfolio. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**

Status: **Available**

Unit Number: **PLOT 2**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Height: **6**

Area

Plot Area: **1,276m²**
