

For Sale, Land, Field, Nicosia, Tseri, 1,997m²

For Sale : **€ 359,000**

Description
For Sale Industrial Land In Tseri, Nicosia.
An outstanding opportunity to acquire Industrial Plot No. 5 under division in the rapidly expanding industrial area of Tseri, Nicosia. This strategically positioned industrial property offers exceptional development potential and is ideally suited for investors, logistics operators, warehousing businesses and companies seeking a modern industrial facility in one of the capital's most promising industrial corridors.
Situated directly next to the new Olympus Foods Cyprus Factory, the plot enjoys a prime position within an emerging industrial hub that continues to attract significant commercial and industrial investment. The property is located just 550 metres from the new Nicosia Peripheral Highway, offering excellent connectivity to all major districts of Nicosia and the wider road network of Cyprus. Additionally, it is situated close to the roundabout leading to the Olympic Shooting Complex, further enhancing accessibility and operational convenience.
The plot is ideally suited for the development of a modern 1,797 sq.m. warehouse or storage facility distributed over two floors. Approximately 718 sq.m. can be developed on the ground floor, with the remaining area accommodated on the upper level. Development is permitted up to 2 storeys, with a maximum building height of 12 metres, providing excellent flexibility for warehousing, logistics operations, storage facilities, distribution centres and light industrial activities.
Strategically located in Tseri, the property is situated approximately 0.6 km from the Nicosia Peripheral Highway, 0.8 km from Olympus Foods Cyprus Factory, 1.1 km from the roundabout leading to the Olympic Shooting Complex, 2.7 km from Tseri Municipality Centre, 5.4 km from the University of Cyprus, 6.3 km from the GSP Stadium, 7.1 km from Nicosia General Hospital, 8.4 km from Dali Industrial Area and approximately 11.2 km from Nicosia City Centre. These distances provide excellent accessibility to major industrial, commercial and transportation infrastructure throughout Cyprus.
The combination of its strategic location, excellent road connectivity and significant development potential makes this property an outstanding investment opportunity for businesses seeking operational efficiency and investors pursuing long-term capital appreciation.
As the property is designated for industrial use, the sale price is subject to 19% VAT in accordance with the applicable legislation of the Republic of Cyprus.
G&P Lazarou Estate Agents proudly presents this exceptional industrial investment opportunity in Tseri, offering strategic accessibility, excellent development prospects and strong future 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: **1,997m²**