

For Sale, Land, Field, Nicosia, Tseri, 3,772m²

For Sale : **€ 1,131,000**

Description
For Sale Industrial Land In Tseri, Nicosia.
An exceptional opportunity to acquire Industrial Plot No. 7 under division in the rapidly developing industrial area of Tseri, Nicosia. Extending to an impressive 3,772 sq.m., this industrial property offers outstanding development potential for businesses, logistics operators, investors and developers seeking a strategic location within one of the capital's most promising industrial corridors.
The property enjoys a highly advantageous position directly next to the new Olympus Foods Cyprus Factory, a major industrial landmark that continues to enhance the commercial importance of the area. Furthermore, the plot is situated only 550 metres from the new Nicosia Peripheral Highway, providing excellent accessibility to all major districts of the capital and facilitating efficient transportation and distribution operations.
This industrial plot is ideally suited for the development of a substantial 3,394 sq.m. warehouse or storage facility spread over two floors. The development potential allows for approximately 2,263 sq.m. on the ground floor, with the remaining area accommodated on the upper floor. The property benefits from a 60% coverage factor, development permission for 2 storeys, and a maximum permitted building height of 12 metres, making it ideal for warehousing, logistics centres, distribution hubs, light manufacturing and industrial operations.
Strategically located within the industrial area of 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 connectivity to key industrial, commercial and transportation infrastructure throughout Cyprus.
The combination of its substantial land area, strategic location, excellent accessibility and significant development capacity makes this property a rare investment opportunity for businesses seeking operational efficiency and investors seeking 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 outstanding industrial investment opportunity in Tseri, combining exceptional development potential, strategic accessibility 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: **3,772m²**