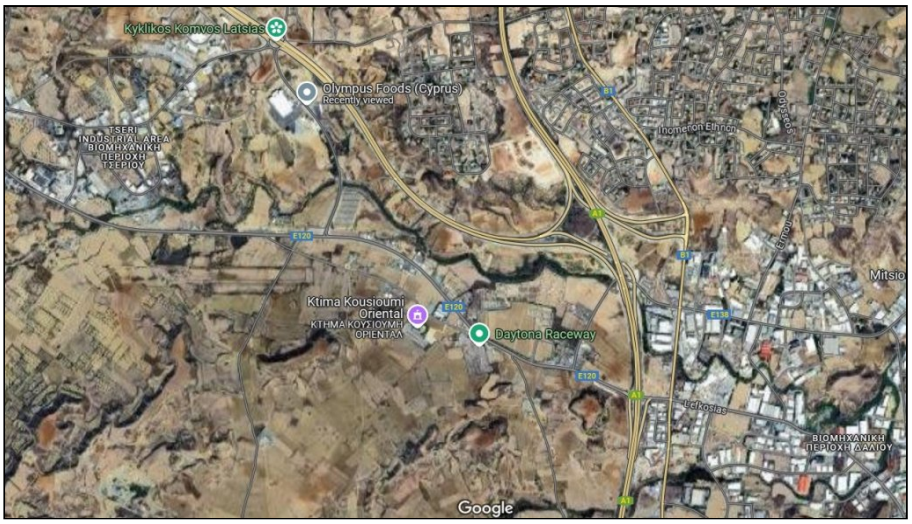


For Sale, Land, Field, Nicosia, Tseri, 569m²

For Sale : **€ 171,000**

Description
For Sale Industrial Land In Tseri, Nicosia.
An outstanding opportunity to acquire Industrial Plot No. 4 under division in the rapidly developing industrial area of Tseri, Nicosia. This strategically positioned industrial property presents an excellent investment opportunity for businesses, logistics operators and developers seeking a ready-to-develop site with exceptional accessibility and strong future growth prospects.
The plot enjoys a highly advantageous location directly adjacent to the new Olympus Foods Cyprus Factory, one of the area's major industrial developments, while being situated only 500 metres from the roundabout leading to the Olympic Shooting Complex via the new Nicosia Peripheral Highway. This strategic position provides excellent connectivity to Nicosia's primary road network, facilitating efficient transportation and business operations.
Featuring an impressive 36-metre road frontage, the property offers excellent visibility and accessibility. Based on the applicable planning regulations, the plot is suitable for the development of a modern 512 sq.m. warehouse or storage facility, with approximately 341 sq.m. permitted on the ground floor and an additional 171 sq.m. on the upper floor. The property benefits from a 60% coverage factor and permits development up to 2 storeys, with a maximum permitted height of 12 metres, making it ideal for warehousing, distribution centres, storage facilities and light industrial operations.
The property is located approximately 0.5 km from the Olympic Shooting Complex roundabout, 0.8 km from Olympus Foods Cyprus Factory, 2.1 km from Tseri Municipality Centre, 3.2 km from the Nicosia Peripheral Highway interchange, 5.6 km from the University of Cyprus, 6.8 km from the GSP Stadium, 7.5 km from Nicosia General Hospital, 8.9 km from Dali Industrial Area and approximately 11.5 km from Nicosia City Centre. These distances provide excellent connectivity to major business, industrial and commercial destinations throughout the capital.
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 location, excellent accessibility and outstanding development potential.
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: **569m²**