

For Sale, Land, Field, Nicosia, Agia Varvara, 2,007m²

For Sale : **€ 140,000**

Description
For Sale Industrial Land In Agia Varvara, Nicosia.
An excellent opportunity to acquire a strategically positioned industrial field in the established industrial area of Agia Varvara, Nicosia. With a total area of 2,007 sq.m., this property presents an attractive investment prospect for developers, industrial operators and businesses seeking a well-located site with substantial development potential. Situated within a growing industrial hub, the field offers an ideal foundation for warehousing, manufacturing, logistics operations and other industrial activities.
The property falls entirely within the Bα3 Industrial Planning Zone, benefiting from highly advantageous development parameters, including a 100% building density, 60% coverage factor, and permission for development of up to 2 storeys. These favourable planning characteristics allow for maximum utilisation of the land, making it suitable for warehouses, factories, workshops, distribution centres and a wide range of industrial and commercial applications.
Strategically located within Agia Varvara's industrial area, the property is situated approximately 1.7 km from Agia Varvara Village Centre, 2.4 km from the Nicosia–Limassol Motorway (A1), 4.5 km from Alampra Industrial Area, 5.7 km from Nisou Industrial Area, 8.1 km from Dali Municipality Centre, 10.4 km from the University of Cyprus, 11.3 km from the GSP Stadium, 12.1 km from Nicosia General Hospital and approximately 16.4 km from Nicosia City Centre. These distances provide excellent connectivity to major transport routes, industrial infrastructure and key commercial destinations throughout Cyprus.
The combination of its strategic location, excellent industrial planning characteristics and strong development potential makes this property an outstanding choice for businesses and investors seeking a high-potential industrial asset. Whether intended for manufacturing, warehousing, logistics operations or long-term investment, the field offers exceptional opportunities for growth and future value appreciation.
As the property falls within the Bα3 Industrial Planning Zone, 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 Agia Varvara, combining strategic accessibility, outstanding 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: **2,007m²**