

For Sale, Land, Field, Nicosia, Agia Varvara, 2,342m²

For Sale : **€ 175,000**

Description
For Sale Industrial Land In Agia Varvara, Nicosia.
An exceptional opportunity to acquire a strategically positioned industrial field in the established industrial area of Agia Varvara, Nicosia. With a total area of 2,342 sq.m., this property presents an ideal investment opportunity for developers, industrial operators and businesses seeking a well-located asset with excellent development potential. Situated within one of the district's most important industrial corridors, the field offers the ideal foundation for warehouses, logistics centres, manufacturing facilities and other industrial developments.
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 the maximum utilisation of the land, making it suitable for a wide range of industrial and commercial applications while enhancing its long-term investment value.
Strategically positioned within Agia Varvara's industrial area, the property is located approximately 1.8 km from Agia Varvara Village Centre, 2.5 km from the Nicosia–Limassol Motorway (A1), 4.6 km from Alampra Industrial Area, 5.8 km from Nisou Industrial Area, 8.2 km from Dali Municipality Centre, 10.5 km from the University of Cyprus, 11.4 km from the GSP Stadium, 12.2 km from Nicosia General Hospital and approximately 16.5 km from Nicosia City Centre. These distances provide excellent connectivity to major transportation routes, industrial infrastructure and key commercial destinations throughout Cyprus.
The combination of its strategic location, industrial zoning and strong development coefficients makes this property an outstanding opportunity for businesses and investors seeking a high-potential industrial asset in a rapidly expanding industrial region. Whether intended for warehousing, manufacturing, logistics operations or long-term investment purposes, the property offers exceptional development possibilities 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 excellent 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: **2,342m²**