

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 11,966m²

For Sale : **€ 1,200,000**

Description
For Sale Industrial Land In Dali, Nicosia.
An exceptional opportunity to acquire a substantial industrial field in the highly sought-after industrial area of Dali, Nicosia. Extending to an impressive 11,966 sq.m., this strategically positioned property presents an outstanding investment opportunity for industrial operators, developers, logistics companies and businesses seeking a large-scale industrial asset in one of the most important industrial and commercial hubs of the capital.
The property falls entirely within the Bα3 Industrial Planning Zone, benefiting from highly favourable development parameters, including a 100% building density, 60% coverage factor, and permission for development of up to 2 storeys. These excellent planning characteristics allow for the construction of warehouses, logistics centres, manufacturing facilities, distribution hubs and a wide range of industrial developments, maximizing the site's operational and investment potential. Furthermore, the property enjoys frontage onto a registered road, ensuring excellent accessibility and facilitating immediate development.
Strategically located within the industrial area of Dali, the property is situated approximately 1.1 km from the core of Dali Industrial Area, 2.3 km from Nisou Industrial Area, 2.9 km from the Nicosia–Limassol Motorway (A1), 4.2 km from Dali Municipality Centre, 6.6 km from the University of Cyprus, 7.4 km from the GSP Stadium, 7.8 km from Nicosia General Hospital, 9.8 km from Geri Industrial Area and approximately 13.1 km from Nicosia City Centre. These distances provide excellent connectivity to major transportation networks, industrial infrastructure and key business destinations throughout Cyprus.
The combination of its extensive land area, advantageous industrial zoning, registered road access and strategic location makes this property a rare opportunity for investors and businesses seeking a high-potential industrial asset with strong future growth prospects. Whether intended for warehousing, manufacturing, logistics operations or long-term investment purposes, this field offers exceptional development possibilities and significant 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 Dali, combining strategic accessibility, excellent 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: **11,966m²**