

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 11,065m²

For Sale : **€ 800,000**

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 11,065 sq.m., this strategically positioned property presents a rare investment opportunity for industrial operators, developers, logistics companies and investors seeking a large-scale industrial asset in one of the most important commercial and industrial hubs of the capital.
The property falls entirely within the Bα3 Industrial Planning Zone, offering highly advantageous development parameters with 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 variety of industrial developments, maximizing the property's long-term investment potential.
Although the field is currently landlocked, its strategic position within a well-established industrial district creates significant future value and investment prospects, particularly for purchasers seeking industrial land within a continuously expanding business and logistics corridor.
The property enjoys a prime location approximately 1.4 km from the core of Dali Industrial Area, 2.8 km from Nisou Industrial Area, 3.5 km from the Nicosia–Limassol Motorway (A1), 4.9 km from Dali Municipality Centre, 7.2 km from the University of Cyprus, 8.1 km from the GSP Stadium, 8.4 km from Nicosia General Hospital, 10.7 km from the Industrial Area of Geri and approximately 14.2 km from Nicosia City Centre. These distances ensure excellent connectivity to major transportation networks, industrial infrastructure and key commercial destinations throughout Cyprus.
The combination of its extensive land area, strategic industrial zoning and location within one of Nicosia's fastest-growing industrial regions makes this property an outstanding opportunity for businesses and investors looking to secure a high-potential industrial asset with significant future 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 outstanding industrial investment opportunity in Dali, offering exceptional development potential, strategic accessibility 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: **11,065m²**