For Sale, Land, Plot, Nicosia, Panagia, 6,987m²

REG.NO: 5/2416, BELLAPAIS & ADMITOU, AGIOS NIKOLAOS, PANAGIA, DIMOS LEFKOSIAS

For Sale : **€ 1,990,000**

Description
High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This industrial land in the Panagia-Sopaz area represents a rare, high-density investment opportunity within Nicosia’s primary innovation and logistics corridor. Falling within the EP6 planning zone, the property is distinguished by an exceptional 160% building density and a 50% coverage factor, specifically designated for specialized industrial and commercial use. In March 2026, this district is at the heart of the Nicosia Municipal Urban Revitalization Plan, which is currently transforming the neighboring SOPAZ site into a world-class Innovation and Business Science Park. This strategic shift from traditional industry to high-tech research and exhibition facilities has significantly elevated the value of surrounding EP6 plots. Furthermore, the property benefits from the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net yield for industrial developers and institutional investors. The plot’s positioning within this 2026 "Smart Zone" ensures a secure and appreciating asset, a standard of quality we have prioritized for 3 decades of experience.

Description Industrial land for sale, located in the strategic Panagia-Sopaz area. This property falls within a specialized industrial zone (EP6) with a building density of 160% and a 50% coverage factor. The plot is ideally suited for the development of high-specification logistics centers, high-tech laboratories, or industrial facilities that can leverage the area's transition into an innovation hub. With the 2026 reconstruction of Famagusta Avenue nearing completion, the site offers unparalleled connectivity to the national highway network and the capital's academic centers.

Building Data
Building Density: 160% (Zone EP6)
Cover Factor: 50%
Town Planning Zone: Industrial / Special Use (Zone ΕΠ6)
Total Area: To be verified per title deed
VAT: Applicable to the sale of development land

Proximity Landmarks
SOPAZ Innovation Zone is the defining landmark of the district, located less than 400 meters away, where the 2026 redevelopment into a National Conference and Research Center is currently driving significant capital appreciation for the entire area.

Frederick University is located within a 3-minute drive, providing a direct link to a skilled workforce and academic partnerships for R&D-focused industrial projects.

University of Cyprus (UCY) Campus is situated approximately 2 kilometers to the south, accessible via the newly upgraded 2026 road networks, further cementing the area as a technology and science corridor.

Ammochostos Avenue (Famagusta Avenue) serves as the primary transport artery, currently undergoing full reconstruction as of March 2026 to improve heavy vehicle flow and flood protection for the industrial sector.

Nicosia Ring Road (Phase A1), fully operational in early 2026, provides rapid, direct access from the Panagia industrial pocket to the Nicosia-Limassol and Nicosia-Larnaca motorways.

Frederick Sports Center and local municipal facilities define the northern boundary of this evolving industrial and commercial hub.

Strategic Location and Urban Connectivity
The value of this property is rooted in its placement within the capital’s most significant 2026 urban renewal project, acting as a bridge between established industrial logistics and the future "Silicon Corridor" of Nicosia. The ongoing infrastructure improvements ensure that the Panagia-Sopaz district remains the most accessible industrial zone in the city.

Industrial land for sale in Panagia: A premier opportunity to acquire a high-density industrial asset in Nicosia’s most rapidly

transforming district.
Cyprus real estate investment: A high-yield asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.
SOPAZ Innovation Hub: The 160% building density is a strategic advantage for developers seeking to build offices or labs adjacent to the new National Science Park.
Green Energy Incentives: Under 2026 guidelines, industrial developments in this zone may qualify for 120% super-deductions on qualifying machinery and high-efficiency photovoltaic installations.
Logistics and Research Potential: The EP6 zone's 160% density allows for multi-level industrial structures, maximizing ROI in a high-demand urban location.
Tax-Efficient Rental Income: The abolition of SDC means that rental income from industrial warehouses or labs is now only subject to standard income tax.
Famagusta Avenue Reconstruction: The 2026 road safety and traffic flow improvements directly enhance the operational efficiency of businesses located in this sector.
Digital Infrastructure: The Panagia industrial zone is a priority area for the 2026 high-speed 5G+ and dedicated fiber-optic networks, essential for modern industrial operations.

If you are looking for G&P Lazarou trusted properties that offer the highest possible development potential in a specialized industrial and innovation hub, this Panagia plot is an unparalleled opportunity. Industrial land with 160% density in such a strategically revitalized area is a primary acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-yield industrial site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**	Status: **Available**	Website

Main Features

Property Subtype: **Plot**	Town Planning Zone: **Industrial**

Area

Plot Area: **6,987m²**

Further Details

Corner Plot