

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 1,511m²

For Sale : **€ 335,000**

Description
For Sale Industrial Land In Dali, Nicosia.
An exceptional opportunity to acquire a strategically located industrial field in the thriving industrial area of Dali, Nicosia. Extending to 1,511 sq.m., this property represents an attractive investment prospect for developers, industrial operators and businesses seeking a well-connected site with excellent development potential. Located within one of Nicosia's most established industrial districts, the field offers the ideal setting for warehouses, logistics centres, manufacturing facilities and other industrial developments.
The property is designated for industrial use and benefits from highly advantageous planning parameters, including a building density of 100% and a coverage factor of 60%, allowing for maximum utilisation of the land. Development of up to two storeys is permitted, providing flexibility for a variety of industrial and commercial applications. In addition, the field enjoys frontage onto a registered road, ensuring excellent accessibility and facilitating immediate development.
Strategically positioned in Dali, the property is situated approximately 1.9 km from Dali Municipality Centre, 2.6 km from the Nicosia–Limassol Motorway (A1), 3.8 km from the Industrial Area of Dali, 5.1 km from Nisou Industrial Area, 7.3 km from Nicosia General Hospital, 8.5 km from the University of Cyprus, 9.2 km from the GSP Stadium and approximately 12.7 km from Nicosia City Centre. These distances provide excellent connectivity to major transport networks, industrial infrastructure, commercial hubs and essential services.
The combination of its strategic location, registered road access and excellent industrial planning characteristics makes this property an ideal choice for investors and businesses seeking a high-potential asset in one of the capital's fastest-growing industrial regions. Whether intended for warehousing, manufacturing, logistics operations or long-term investment purposes, the field offers exceptional growth potential and future value appreciation.
Title deed is available, providing additional security and confidence to prospective purchasers.
As the property is designated for industrial use, 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, 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**
Unit Number: **PLOT 6**
Website

Main Features

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

Area

Plot Area: **1,511m²**

Further Details

Water, Electricity