

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 1,474m²

For Sale : **€ 325,000**

Description
For Sale Industrial Land In Dali, Nicosia.
An excellent opportunity to acquire a strategically positioned industrial field in the rapidly developing industrial area of Dali, Nicosia. Extending to 1,474 sq.m., this property offers an attractive investment opportunity for businesses, developers and industrial operators seeking a well-located asset with strong development potential. Situated within one of the district's most active industrial zones, the field provides the ideal foundation for warehousing facilities, logistics centres, manufacturing units and a wide range of industrial developments.
The property is designated for industrial use and benefits from highly favourable development parameters, including a building density of 100% and a coverage factor of 60%, allowing for substantial industrial development. Construction is permitted up to two storeys, providing exceptional flexibility for warehouses, production facilities, distribution centres and other industrial-related operations. The field further benefits from direct access via a registered road, ensuring excellent accessibility and facilitating immediate development.
Strategically located 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 transportation routes, industrial infrastructure, commercial centres and key business destinations throughout Cyprus.
The combination of its strategic location, registered road access and strong industrial development coefficients makes this property an ideal choice for investors and businesses seeking a high-potential industrial asset within one of Nicosia's fastest-growing industrial districts. Whether intended for warehousing, logistics, manufacturing or long-term investment, the property offers outstanding growth prospects 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 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**
Unit Number: **PLOT 7**
Website

Main Features

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

Area

Plot Area: **1,474m²**

Further Details

Water, Electricity