

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 1,952m²

For Sale : **€ 430,000**

Description
For Sale Industrial Land In Dali, Nicosia.
An exceptional opportunity to acquire a strategically positioned industrial field in the rapidly expanding industrial area of Dali, Nicosia. Extending to 1,952 sq.m., this property offers an excellent investment opportunity for businesses, developers and industrial operators seeking a well-located site with strong development potential. Its advantageous location within one of the district's most active industrial zones provides outstanding accessibility and positions the property for long-term growth and operational success.
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 the construction of industrial facilities of up to two storeys. These planning characteristics provide exceptional flexibility for warehouses, logistics centres, manufacturing units, distribution facilities and other industrial developments. In addition, the field enjoys direct frontage onto a registered road, ensuring easy access 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 the General Hospital of Nicosia, 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 the island.
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, manufacturing, logistics operations or long-term investment, the property offers outstanding prospects for growth and value appreciation.
Title deed is available, offering additional security and peace of mind 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 13**
Website

Main Features

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

Area

Plot Area: **1,952m²**

Further Details

Water, Electricity