

For Sale, Land, Plot, Nicosia, Dali, 4,116m²

For Sale : **€ 263,500**

Description
This expansive 4,116 m² industrial plot, situated in the heart of Dali's premier industrial zone, represents a significant opportunity for strategic acquisition and high-yield development. Falling within the Bα3 planning zone with a 100% building density, the property allows for maximum utilization of the land, making it an ideal choice for large-scale logistics centers, manufacturing facilities, or extensive warehousing. With a 60% coverage factor and the allowance for two storeys, this plot is engineered for high-performance industrial operations and substantial ROI.

The property's location is its greatest asset, offering unparalleled logistical connectivity. Situated just 200 meters from the Nicosia–Limassol Motorway (A1), it ensures rapid transit for goods and services across the island. The site is located in immediate proximity to major corporate landmarks such as the Grohe Distribution Center and the Party Ice headquarters, placing your operations within a well-established and prestigious industrial network. Furthermore, the plot is a convenient 34km from Larnaca International Airport, facilitating efficient international logistics. As one of the G&P Lazarou trusted properties, this site is fully serviced with electricity, water, and telecommunications infrastructure, providing a ready-to-build foundation for a Tier-1 industrial project.

Key Features
Total Plot Area: 4,116 m²

Town Planning Zone: Industrial (Bα3)

Building Density: 100% (Supports maximum floor area and high-yield potential)

Coverage Factor: 60%

Maximum Floors: 2

Infrastructure: Fully served by central electricity, water, and telecom networks.

Logistical Edge: Only 200m from the highway and 34km from Larnaca Airport.

Strategic Proximity: Located near the Grohe Distribution Center and Carlsberg area industrial hubs.

Investment Profile: Ideal for a logistics hub, factory, or corporate headquarters.

Details

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

Main Features

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

Area

Plot Area: **4,116m²**