

For Sale, Land, Field, Nicosia, Geri, 2,533m²

For Sale : **€ 240,000**

Description
For Sale Industrial Land In Geri, Nicosia.
An excellent opportunity to acquire industrial land in the rapidly developing area of Geri, Nicosia. Extending to 2,533 sq.m., this industrial field presents an attractive investment prospect for businesses, developers and investors seeking a strategically located property with strong development potential. Positioned within one of the capital's expanding industrial corridors, the property is ideally suited for warehousing facilities, manufacturing operations, logistics centres and other industrial developments.
The property falls entirely within the Bα3 Industrial Planning Zone and benefits from highly favourable development parameters, including a building density of 100% and a coverage factor of 60%. These planning characteristics provide exceptional flexibility for industrial development, allowing investors to maximize the site's potential while establishing modern and efficient business facilities.
Strategically located in Geri, the property is situated approximately 2.1 km from Geri Municipality Centre, 3.4 km from the Industrial Area of Geri, 4.2 km from the Nicosia–Limassol Motorway (A1), 5.8 km from Athalassa National Forest Park, 7.1 km from the University of Cyprus, 8.3 km from the General Hospital of Nicosia, 9.1 km from the GSP Stadium and approximately 12.6 km from Nicosia City Centre. These distances provide excellent connectivity to major transportation routes, industrial infrastructure, educational institutions and commercial facilities throughout the district.
The combination of its strategic location, industrial zoning and excellent development parameters creates an outstanding opportunity for businesses seeking a functional and well-connected industrial site within one of Nicosia's most active industrial regions. Whether intended for warehousing, manufacturing, distribution or long-term investment purposes, the property offers significant potential for future growth and value appreciation.
As the property falls within the Bα3 Industrial Planning Zone, 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 Geri, combining strategic accessibility, excellent planning characteristics 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**
Website

Main Features

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

Area

Plot Area: **2,533m²**