

For Sale, Land, Field, Nicosia, Agioi Trimithias, 6,057m²

For Sale : **€ 273,000**

Description
For Sale Industrial Land In Agioi Trimithias, Nicosia.
An exceptional opportunity to acquire a substantial industrial field extending to 6,057 sq.m. in the strategically positioned area of Agioi Trimithias, Nicosia. This impressive property presents a rare investment prospect for developers, industrial operators and investors seeking a large-scale asset with significant development potential in one of the district's rapidly expanding industrial locations. Combining generous dimensions with excellent planning characteristics, the land is ideally suited for industrial facilities, warehousing operations, distribution centres, logistics hubs and long-term investment purposes.
The property falls primarily within the E1 Industrial Planning Zone (99%), with a small portion of 1% falling within the Γ3 Agricultural Zone. The industrial section benefits from a building density of 90% and a coverage factor of 50%, allowing for substantial development opportunities and making the property highly attractive for a wide range of industrial and commercial projects. These planning characteristics maximize the site's potential while ensuring long-term investment value.
Strategically located in Agioi Trimithias, the property is situated approximately 1.2 km from Agioi Trimithias Village Centre, 2.5 km from the Kokkinotrimithia Industrial Area, 3.6 km from the A9 Nicosia–Troodos Highway connection, 4.8 km from Neo Plaza Outlet, 6.2 km from Paliometocho Centre, 8.4 km from the industrial areas of Akaki, 10.3 km from Nicosia Mall and approximately 15.2 km from Nicosia City Centre. These distances provide excellent accessibility to major transportation routes, industrial infrastructure, retail facilities and essential services throughout the district.
The combination of its extensive land area, strategic location and favourable industrial planning parameters creates an outstanding opportunity for businesses seeking operational efficiency and future expansion potential. Whether intended for logistics, manufacturing, warehousing or investment purposes, this property offers exceptional flexibility and long-term growth prospects.
As the property falls predominantly within the E1 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 outstanding industrial investment opportunity in Agioi Trimithias, offering excellent development potential, strategic accessibility and long-term value in one of Nicosia District's key industrial locations.
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**
Height: **8**

Area

Plot Area: **6,057m²**