

For Sale, Land, Field, Nicosia, Lakatameia, Agia Paraskevi, 1,276m²

For Sale : **€ 440,000**

Description
For Sale Industrial Land In Lakatameia, Nicosia
An exceptional industrial field under division is available for sale in the strategically positioned area of Lakatameia, Nicosia. With a total area of 13,592 m², this property represents an outstanding investment opportunity for businesses, developers and investors seeking a large industrial site with significant development potential in one of the capital's most accessible industrial locations. Its strategic position ensures excellent connectivity to major road networks and key commercial and industrial infrastructure.
The property falls primarily within the Bδ2 Industrial Planning Zone (79%), benefiting from a 50% building density and 50% coverage factor. Development regulations permit the construction of up to 1 floor with a maximum building height of 5.5 metres, making the property ideally suited for warehouses, distribution centres, storage facilities, light industrial operations and other approved industrial uses. In addition, the property enjoys registered road access, significantly enhancing its immediate development potential and long-term value.
The property is situated approximately 1.6 km from Lakatameia Municipality Centre, 2.8 km from the Nicosia–Troodos Motorway (A9), 3.9 km from Nicosia Mall, 4.5 km from Anthoupoli Roundabout, 5.4 km from Agia Paraskevi Industrial Area, 6.9 km from European University Cyprus, 7.6 km from the University of Nicosia and approximately 8.8 km from Nicosia City Centre. These distances provide excellent accessibility to major transport routes, industrial facilities, shopping centres and key services throughout the capital.
The substantial size of the property, combined with its industrial zoning and registered road frontage, creates a rare opportunity for large-scale industrial development in an area experiencing continuously increasing demand. Whether intended for warehouses, logistics hubs, industrial facilities or long-term investment purposes, this property offers outstanding growth prospects and excellent capital appreciation potential.
As the property falls within the Bδ2 Industrial Planning Zone, the sale price is subject to 19% VAT, in accordance with the legislation of the Republic of Cyprus.
G&P Lazarou Estate Agents proudly presents an exceptional opportunity to acquire industrial land in Lakatameia, combining a strategic location, excellent accessibility and significant development potential.
To discover more industrial land for sale in Nicosia, you can browse our complete portfolio 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**
Website

Status: **Available**

Unit Number: **PLOT 2**

Main Features

Property Subtype: **Field**

Town Planning Zone: **Industrial**

Height: **6**

Area

Plot Area: **1,276m²**