

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

For Sale : **€ 440,000**

Description
For Sale Industrial Land In Lakatameia, Nicosia.
An outstanding opportunity to acquire a substantial industrial field under division in the highly accessible area of Lakatameia, Nicosia. Extending to an impressive 13,592 sq.m., this strategically positioned property presents an excellent investment prospect for industrial operators, developers and businesses seeking a large-scale site with significant development potential. Its location within an established industrial district offers excellent connectivity to major road networks and key commercial destinations throughout the capital.
The property falls primarily within the Bδ2 Industrial Planning Zone (79%) and benefits from a building density of 50% and a coverage factor of 50%, allowing for efficient industrial development while maintaining ample operational space. Development is permitted up to one storey with a maximum building height of 5.5 metres, making the property particularly suitable for warehouses, storage facilities, distribution centres, light industrial operations and other industrial-related developments. The land further benefits from direct access via a registered road, significantly enhancing its immediate development potential and operational convenience.
Strategically located in Lakatameia, the property is situated approximately 1.6 km from Lakatameia Municipality Centre, 2.8 km from the Nicosia–Troodos Highway (A9), 3.9 km from Nicosia Mall, 4.5 km from the Anthoupoli Roundabout, 5.4 km from the Industrial Area of Agia Paraskevi, 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 transportation routes, industrial infrastructure, commercial facilities and essential services throughout the district.
The substantial size of the property, combined with its industrial zoning and registered road access, creates a rare opportunity for businesses seeking a strategically positioned industrial asset with strong long-term growth prospects. Whether intended for warehousing, logistics, storage or industrial operations, this field offers flexibility, accessibility and significant investment value.
As the property falls within an 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 Lakatameia, combining strategic positioning, excellent accessibility and strong development potential.
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 6**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Industrial**
Height: **6**

Area

Plot Area: **1,276m²**

Further Details

Corner Plot