

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 3,339m²

For Sale : **€ 700,000**

Description
Strategic Acquisition: High-Yield Development Industrial Plot in Latsia

This prime 3,339sqm industrial plot, situated in a strategic and highly accessible sector of Latsia, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Falling within the Ba3 planning zone with a robust building density of 100% and a coverage factor of 60%, the property is perfectly calibrated for large-scale commercial, logistical, or mixed-use development. Its expansive dimensions and high-density parameters make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential and long-term capital appreciation.

The plots technical specifications allow for a modern architectural project that maximizes both operational footprint and urban functionality, ideal for premium warehouse facilities, distribution centers, or corporate headquarters. As a standout choice among plots of land for sale in Latsia, this property benefits from an established business atmosphere and superior connectivity to the capitals primary industrial arteries. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful large-scale project in a resilient growth corridor.

Key Features

Location: Latsia, Nicosia (Industrial Planning Zone Ba3)
Plot Size: 3,339sqm (Exceptional scale for significant industrial or commercial projects)
Building Density: 100% (Optimized for high-yield development potential)
Coverage Factor: 60% (Maximum footprint for operational efficiency)
Land for sale near Carlsberg Brewery: Located within a 3-minute drive of one of the districts most prominent industrial landmarks.
Nicosia General Hospital: Situated just 4 km away, providing proximity to a major public landmark and medical hub.
The Mall of Cyprus and IKEA: Reachable within a short 6-minute drive, offering access to the primary commercial and retail heart of the region.
Latsia Industrial Area: Positioned directly within the main industrial hub, ensuring excellent logistics and infrastructure.
Nicosia-Limassol Motorway: Immediate access to the islands main transport artery ensures seamless connectivity for logistics and clients.

This property represents a rare chance to secure a large-scale, high-density industrial asset in a strategic location with significant visibility. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Latsia industrial plot.

Details

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

Main Features

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

Area

Plot Area: **3,339m²**