

For Sale, Land, Field, Nicosia, Lakatameia, Agia Paraskevi, 722m²

For Sale : **€ 400,000**

Description
For Sale Industrial Land In Agia Paraskevi, Lakatameia, Nicosia.
An excellent opportunity to acquire a strategically positioned industrial field in the established industrial area of Agia Paraskevi, Lakatameia, Nicosia. Extending to 722 sq.m., this industrial property offers outstanding development potential for businesses, investors and developers seeking a well-connected location within one of the capital's most active industrial and commercial districts. Its strategic position, combined with flexible investment options including sale, exchange or joint venture, makes it a highly attractive proposition for a wide range of industrial and commercial projects.
The property falls within the Eβ4 Planning Zone and benefits from highly favourable development parameters, including a building density of 140% and a coverage factor of 50%, allowing for development of up to four storeys with a maximum building height of 17 metres. These planning characteristics provide exceptional flexibility for warehouses, industrial facilities, showrooms, offices, mixed-use developments and a variety of other commercial applications.
The land enjoys direct access via a registered road and is ideally located approximately 1.2 km from Agia Paraskevi Industrial Area, 2.4 km from Lakatameia Municipality Centre, 3.6 km from the Nicosia–Troodos Highway (A9), 4.1 km from the Nicosia Mall, 5.2 km from Anthoupoli Roundabout, 6.8 km from the European University Cyprus, 7.5 km from the University of Nicosia and approximately 8.4 km from Nicosia City Centre. These distances provide excellent connectivity to major transportation routes, educational institutions, commercial centres and key business destinations throughout the district.
The combination of strategic location, registered road access and superior planning characteristics makes this property an ideal choice for businesses seeking immediate development opportunities or investors looking to secure a high-potential industrial asset within a growing commercial area.
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 Agia Paraskevi, Lakatameia, combining strategic accessibility, excellent development parameters and long-term investment 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**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Industrial**
Height: **17**

Area

Plot Area: **722m²**