

For Sale, Land, Field, Nicosia, Lympia, 740m²

For Sale : **€ 120,000**

Description
For Sale Commercial Land In Lympia, Nicosia
Discover an outstanding opportunity to acquire a 1/2 share of a 1,612 m² commercial field in the growing community of Lympia, Nicosia. Offering excellent commercial development potential in a strategic location, this property is ideal for investors, developers or business owners seeking to establish a commercial project in an area with strong future growth prospects. Its generous size and favourable planning characteristics make it a valuable long-term investment. The property falls entirely within the Eβ6 Commercial Planning Zone (100%), benefiting from a 100% building density and 50% coverage factor. Development regulations permit the construction of up to 3 floors with a maximum building height of 13.5 metres, providing exceptional flexibility for the development of office buildings, retail premises, showrooms, mixed commercial projects or other approved commercial uses, subject to obtaining the necessary planning permits and approvals. The sale αφορά το 1/2 μερίδιο του ακινήτου, offering an attractive opportunity for investors looking to secure a stake in a commercial property with significant future potential. Situated in the expanding village of Lympia, the property enjoys convenient access to the Nicosia–Limassol Motorway, providing excellent connectivity to both Nicosia and Larnaca. The surrounding area offers supermarkets, schools, cafés and essential services, while the strategic location enhances the property's commercial appeal. The property is situated approximately 1.0 km from Lympia Village Centre, 2.5 km from the Nicosia–Limassol Motorway, 15.0 km from Dali, 23.0 km from Nicosia City Centre, 24.0 km from Larnaca City Centre and approximately 28.0 km from Larnaca International Airport. Combining favourable commercial planning parameters, a strategic location and excellent long-term investment prospects, this property represents a valuable opportunity within one of Nicosia's developing commercial areas. To discover more commercial 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/commercial/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: **Commercial**
Height: **14**

Area

Plot Area: **740m²**

Further Details

Corner Plot