

For Sale, Land, Field, Nicosia, Kokkinotrimithia, 6,171m²

For Sale : **€ 280,000**

Description
For Sale Industrial Land In Kokkinotrimithia, Nicosia
Discover an exceptional opportunity to acquire a 6,171 m² industrial field in the strategically expanding area of Kokkinotrimithia, Nicosia. This premium property offers outstanding flexibility and long-term investment potential, making it an ideal choice for developers, logistics companies and businesses seeking a well-positioned industrial asset with excellent accessibility. The property's greatest advantage lies in its mixed planning designation, combining industrial, agricultural and protected zoning to create a unique investment opportunity. The majority of the land, 54%, falls within the B1 Industrial Planning Zone, offering highly favourable development parameters with 90% building density and 50% coverage factor. Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres, making it ideal for warehouses, logistics centres, manufacturing facilities, workshops or other industrial premises, subject to obtaining the necessary planning permits and approvals. The remaining 28% Agricultural Zone and 18% Protection Zone enhance the property's long-term value by providing additional flexibility while preserving the surrounding environment. Situated in the highly accessible area of Kokkinotrimithia, the property enjoys immediate connectivity to the main road network, providing fast access to Nicosia, the motorway and the surrounding industrial areas. Its strategic location places it close to commercial services, industrial facilities and essential amenities, making it a highly desirable location for business operations and future investment. The property is situated approximately 2.0 km from Kokkinotrimithia Village Centre, 3.5 km from the Nicosia–Troodos Motorway, 5.0 km from Palaiometocho, 7.0 km from Agioi Trimithias Industrial Area, 12.0 km from Nicosia City Centre, 13.0 km from Nicosia Mall and approximately 45.0 km from Larnaca International Airport. Combining excellent accessibility, favourable industrial planning parameters and a unique mixed-zoning profile, this property represents an outstanding opportunity for industrial development and long-term capital appreciation in one of Nicosia's fastest-growing business locations.
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**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Industrial**
Height: **8**

Area

Plot Area: **6,171m²**