

For Sale, Land, Field, Nicosia, Agia Varvara, 2,367m²

For Sale : **€ 280,000**

Description
For Sale Commercial Land In Agia Varvara, Nicosia
Discover an outstanding opportunity to acquire an exceptional 2,367 m² commercial field in the rapidly developing area of Agia Varvara, Nicosia. This premium property represents a rare investment opportunity for developers seeking a strategic location with outstanding development potential. Its generous land area and favourable planning characteristics make it ideal for a wide range of commercial or mixed-use projects in one of the district's emerging business locations. The property benefits from mixed commercial planning zones, offering highly attractive development parameters with building density of up to 120% and coverage factor of up to 70%, allowing for significant commercial development. Development regulations permit construction of up to 3 floors with a maximum building height of 13.5 metres, making the property suitable for office buildings, retail centres, showrooms, business premises or mixed-use developments, subject to obtaining the necessary planning permits and approvals. The substantial plot size provides excellent flexibility for developers to maximise the site's potential while creating a modern commercial project that will benefit from strong visibility and long-term investment value. Situated in the growing community of Agia Varvara, the property enjoys excellent accessibility to the main road network, providing convenient connections to Nicosia, Larnaca and the surrounding districts. The area is experiencing continuous development, making it increasingly attractive for commercial investment and business expansion. The property is situated approximately 1.5 km from Agia Varvara Village Centre, 3.5 km from Alampra, 5.0 km from the Nicosia–Limassol Motorway, 8.0 km from Dali Municipality, 17.0 km from Nicosia City Centre, 20.0 km from Larnaca International Airport and approximately 22.0 km from Larnaca City Centre. Combining a strategic location, substantial land area and exceptional development potential, this property presents a unique opportunity for investors and developers looking to establish a landmark commercial project in a rapidly expanding area. 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: **2,367m²**