

For Sale, Land, Field, Nicosia, Agia Varvara, 5,352m²

For Sale : **€ 195,000**

Description
For Sale Industrial Land In Agia Varvara, Nicosia
An excellent opportunity to acquire a substantial industrial field in the rapidly developing industrial area of Agia Varvara, Nicosia. Extending to 5,352 m², this impressive property offers exceptional development potential for industrial and commercial operations, making it an ideal investment for manufacturers, logistics companies, warehouse operators and developers seeking a strategically positioned industrial asset.
The property falls entirely within the Bα3 Industrial Planning Zone (100%) and benefits from an outstanding 100% building density and 60% coverage factor. These highly advantageous planning parameters allow for the construction of warehouses, factories, distribution centres, industrial workshops and other industrial facilities, subject to obtaining the necessary permits and approvals. Development regulations permit the construction of industrial premises of up to 2 floors, providing excellent flexibility for a wide variety of industrial projects.
The property is currently landlocked, offering privacy while maintaining excellent proximity to major transport infrastructure. Its generous size and strategic location within one of Nicosia's expanding industrial corridors provide significant long-term investment potential, particularly for businesses seeking future growth opportunities.
Situated within the industrial area of Agia Varvara, the property enjoys excellent connectivity to the Nicosia–Limassol Motorway, providing fast access to Nicosia, Larnaca, Limassol and Larnaca International Airport. The surrounding area hosts numerous industrial, logistics and commercial businesses, making it one of the most attractive industrial locations in the district.
The property is situated approximately 2.0 km from Agia Varvara Village Centre, 3.0 km from the Nicosia–Limassol Motorway, 7.0 km from Dali Industrial Area, 9.0 km from Geri Industrial Area, 15.0 km from Nicosia City Centre, 24.0 km from Larnaca International Airport and approximately 26.0 km from Larnaca City Centre.
Combining an extensive land area, excellent industrial planning parameters and a strategic location close to Cyprus' main transport network, this property represents an outstanding opportunity for industrial development or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of industrial 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**

Area

Plot Area: **5,352m²**