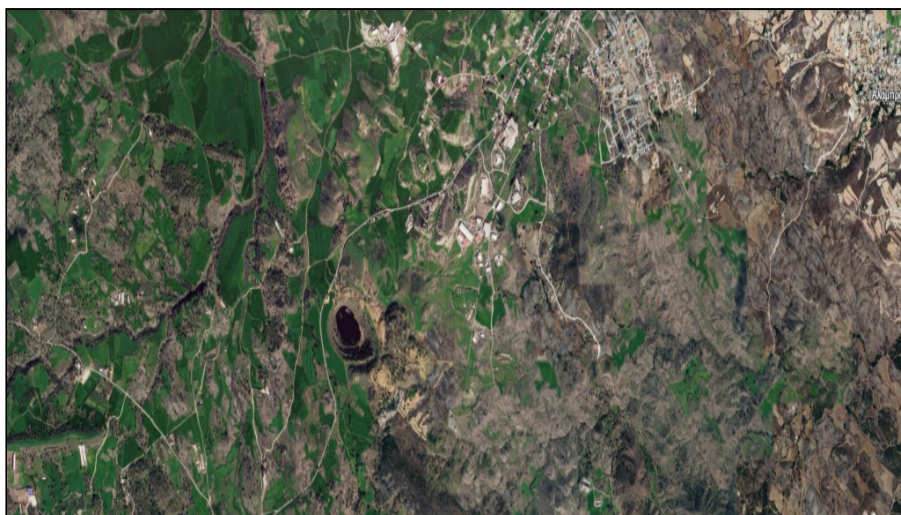




For Sale, Land, Field, Nicosia, Agia Varvara, 7,999m²

ROTSOPAMPOULA, AGIA VARVARA, NICOSIA, REG.
0/16840

For Sale : **€ 450,000**

Description

For Sale Industrial Land In Agia Varvara, Nicosia

An outstanding opportunity to acquire a substantial industrial field in the well-established industrial area of Agia Varvara, Nicosia. Extending to an impressive 7,999 m², this exceptional property offers outstanding development potential for industrial and commercial operations, making it an ideal investment for manufacturers, logistics companies, warehouse operators and developers seeking a strategic business location.

The property falls entirely within the B&3 Industrial Planning Zone (100%) and benefits from an excellent 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 maximum flexibility for a wide range of industrial projects.

A major advantage of the property is its registered road frontage, ensuring immediate and convenient access for heavy vehicles, transport fleets and daily business operations. The generous land area, combined with the excellent planning characteristics, makes this property a ready-to-develop industrial investment with significant long-term growth potential.

Strategically positioned 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 is home to numerous industrial and commercial businesses, reinforcing its status as one of the district's most desirable industrial locations.

The property is situated approximately 2.0 km from Agia Varvara Village Centre, 3.5 km from the Nicosia-Limassol Motorway, 7.5 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, outstanding industrial planning parameters, registered road access and a strategic location with excellent transport links, this property represents an exceptional 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-](https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/industrial/sort_by/website_listing_date/sort_direction/desc/)

[for_sale/in/Nicosia/land_type/field/town_planning_zone/industrial/sort_by/website_listing_date/sort_direction/desc/](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: **7,999m²**