

For Sale, Land, Field, Nicosia, Alampra, 1,728m²

For Sale : **€ 115,000**

Description
For Sale Industrial Plot in Alampra, Nicosia
An outstanding industrial investment opportunity is available in the strategically positioned industrial area of Alampra, Nicosia. Extending to 1,728 sq.m., this industrial field presents an excellent prospect for investors, developers, logistics operators and businesses seeking a well-connected location with strong development potential. Its advantageous position within one of Nicosia District's emerging industrial zones makes it ideal for warehousing, manufacturing facilities, distribution centres, workshops and long-term industrial investment.
The property falls entirely within the Bα3 Industrial Planning Zone, benefiting from an impressive building density of 100% and a coverage factor of 60%, allowing for the development of substantial industrial premises of up to two storeys. These excellent planning characteristics provide significant flexibility for a wide range of industrial and commercial operations while maximizing the property's development potential.
Strategically located within the industrial area of Alampra, the property is situated approximately 2.4 km from Alampra Village Centre, 3.8 km from the Nicosia–Limassol Highway (A1), 5.6 km from the Lympia community, 8.7 km from the GSP Stadium area, 11.9 km from the Nicosia General Hospital, 13.5 km from the University of Cyprus and approximately 16.8 km from Nicosia City Centre. These distances provide excellent connectivity to major transportation routes, commercial centres and key infrastructure across the island.
A significant advantage of the property is its direct access via a registered road, ensuring convenient accessibility for industrial operations and future development. The combination of superior planning factors, excellent accessibility and strategic positioning makes this an attractive acquisition opportunity for businesses and investors alike.
The property is located within an Industrial Planning Zone and therefore the sale price is subject to 19% VAT in accordance with the applicable legislation of the Republic of Cyprus.
G&P Lazarou Estate Agents proudly presents this exceptional industrial land opportunity in Alampra, offering excellent development potential, strategic accessibility and strong long-term investment value.
To discover more options in this area, you can browse our complete portfolio of 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: **1,728m²**