

For Sale, Land, Field, Nicosia, Tseri, 35,592m²

For Sale : **€ 1,200,000**

Description
For Sale Industrial Land In Tseri, Nicosia.
An excellent opportunity to acquire a substantial industrial field in the municipality of Tseri, Nicosia. With a total land area of 35,592 m², this exceptional property offers significant development potential, making it an ideal choice for investors, developers, logistics operators and industrial users seeking a valuable asset within one of Nicosia's most strategic industrial areas.
The property falls entirely within an Industrial Planning Zone, benefiting from a 90% building density, 60% coverage factor, permission for development of up to 2 storeys, and favourable planning parameters suitable for a wide range of industrial, warehousing, manufacturing and logistics operations. These development rights provide excellent flexibility for large-scale industrial projects and long-term investment opportunities.
A notable feature of the property is its substantial land area, relatively even topography and direct adjacency to a river, enhancing its natural surroundings while maintaining its industrial character. The field is currently landlocked, offering privacy and security, with potential future access through adjacent properties or future road network developments, subject to the relevant approvals.
Situated within the rapidly expanding industrial area of Tseri, the property enjoys excellent connectivity to Nicosia and the wider road network. The area is characterised by established industrial activity and increasing demand from logistics, manufacturing and commercial operators.
The property is situated approximately 2.5 km from Tseri Industrial Area, 4.0 km from Tseri Municipality Centre, 5.5 km from the Nicosia–Limassol Motorway (A1), 7.0 km from Geri Industrial Area, 8.5 km from the University of Cyprus, 9.0 km from Athalassa National Forest Park, 11.0 km from the Mall of Cyprus and approximately 13.0 km from Nicosia City Centre.
Combining a strategic location, substantial land area, strong industrial planning parameters and excellent long-term development prospects, this property represents a rare investment opportunity within one of Nicosia's fastest-growing industrial corridors.
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: **35,592m²**