



For Sale, Land, Field, Nicosia, Tseri, 1,780m²

KATSOXOIROS, TSERI, NICOSIA, REG.0/1810

For Sale : **€ 215,000**

Description

For Sale Industrial Land In Tseri, Nicosia
The Foundation of Your Future

Imagine standing on the exact spot where your business expansion begins. Buying industrial land in Tseri is more than an investment; it is the ultimate freedom to design a custom industrial sanctuary tailored perfectly to your corporate requirements. This massive plot in the Tseri Industrial Area offers the ideal blank canvas for visionaries looking to establish a high-capacity logistics hub, a modern manufacturing facility, or a strategic distribution center in Nicosia's most vital industrial zone.

Scale and Efficiency for Industrial Excellence

Boasting an expansive 1,780-square-meter surface and excellent road frontage, this property is primed for a significant architectural project. With a 90% building density and a 60% coverage factor, the zoning allows for a massive footprint, ensuring you can maximize your operational floor space. The property is perfectly sized for large-scale warehouses or specialized industrial units that demand seamless logistical flow. All essential infrastructure, including heavy-duty utility connections, is already in place to support your transition from blueprint to reality. Adding incredible immediate value to this investment, there is a ready building permit in place for the construction of 3 warehouses with a total area of 673 sqm, allowing you to bypass lengthy administrative delays.

Key Property Features

Property Type: Industrial Land

Plot Size: 1,780m² of flat, developable land

Permits: Ready building permit for 3 warehouses (Total area: 673 sqm)

Planning Zone: By2 (Industrial Category B)

Building Density: 90% (Maximum utility for industrial structures)

Coverage Ratio: 60%

Max Floors: 2 Floors

Infrastructure: Registered public road access designed for heavy vehicle transport with direct water and electricity.

Location & Logistical Benefits

Location is the heartbeat of any industrial investment. Situated in the heart of the Tseri industrial district, this plot offers unparalleled connectivity to the island's main transport arteries.

Nicosia-Limassol Highway (A1): ~1.5 km (Approx. 3 mins drive)

Nicosia General Hospital: ~2.5 km (Approx. 5 mins drive)

Tseri/Lakatameia Interchange: ~2.0 km (Approx. 4 mins drive)

The Mall of Cyprus & IKEA: ~4.0 km (Approx. 7 mins drive)

Nicosia City Center: ~8.0 km (Approx. 8.0 km, Approx. 12 mins drive)

Limassol Port: ~75 km (Approx. 45 mins drive via highway)

Make It Yours

If you are searching for premium industrial real estate in Cyprus with guaranteed logistical advantages, this massive plot for sale in Tseri is an unparalleled opportunity. Prime industrial land of this size in the capital's main hub is exceptionally rare and represents a strategic asset for any growing business.

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: **1,780m²**