

For Sale, Land, Field, Nicosia, Dali, Panag Evangelistria, 9,420m²

For Sale : **€ 1,500,000**

Description
For Sale Industrial Plot In Dali, Nicosia
The Foundation of Your Future
Shape & Frontage: Almost square shape with 190m street frontage on 2 different streets
Planning Zone: Bα3 (Industrial Category A)
Building Density: 100% (Maximum utility for industrial structures)
Coverage Ratio: 60%
Imagine standing on the exact spot where your business expansion begins. Buying industrial land in the Dali Industrial Zone 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 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 corridor.
Scale and Efficiency for Industrial Excellence
Boasting an expansive 9,420-square-meter surface with an almost square shape and an impressive 190m street frontage on 2 different streets, this property is primed for a significant architectural project. With a powerful 100% building density and a 60% coverage factor, the zoning allows for a massive footprint, ensuring you can maximize every square meter of operational floor space. The property is perfectly sized for large-scale warehouses or specialized industrial complexes that demand seamless logistical flow. All essential infrastructure is already in place to support your transition from blueprint to reality in a zone defined by its commercial productivity.
Key Property Features
Property Type: Industrial Field
Plot Size: 9,420m² of expansive, developable land
Max Floors: 2 Floors
Infrastructure: Registered public road access designed for heavy vehicle transport with direct water and electricity connections.
Location & Logistical Benefits
Location is the heartbeat of any industrial investment. Situated in a strategic industrial pocket with immediate access to the island's main transport arteries, this plot offers unparalleled connectivity.
Nicosia-Limassol Highway (A1): 800m
Nicosia General Hospital: ~5.0 km (Approx. 7 mins drive)
The Mall of Cyprus & IKEA: ~6.0 km (Approx. 8 mins drive)
Larnaca Airport: ~40 km (Approx. 30 mins drive via highway)
Limassol Port: ~78 km (Approx. 50 mins drive)
Nicosia City Center: ~10 km (Approx. 15 mins drive)
Make It Yours
If you are searching for premium industrial real estate in Cyprus with guaranteed logistical advantages and high building density, this massive 9,420m² plot is an unparalleled opportunity. Industrial holdings of this scale in the capital's primary hub are exceptionally rare and represent a strategic asset for any growing enterprise.
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: **9,420m²**