

For Sale, Land, Field, Nicosia, Agioi Trimithias, 2,025m²

For Sale : **€ 83,500**

Description
For Sale Industrial Plot In Agioi Trimithias,Nicosia
An exceptional industrial investment opportunity is now available in the strategically positioned industrial area of Agioi Trimithias, Nicosia. Extending to 2,025 sq.m., this industrial field offers an attractive proposition for developers, logistics operators, manufacturers and investors seeking a well-located asset with strong future growth potential within one of the district's most important industrial corridors.
The property falls entirely within the E1 Industrial Planning Zone, benefiting from a building density of 90% and a coverage factor of 50%, allowing for the development of a substantial industrial facility of up to two storeys. These excellent planning characteristics make the land suitable for warehouses, distribution centres, workshops, light manufacturing facilities or long-term industrial land banking.
Positioned in a strategic location, the property is situated approximately 1.3 km from Agioi Trimithias Village Centre, 2.7 km from the Kokkinotrimithia Industrial Area, 3.8 km from the A9 Nicosia–Troodos Highway connection, 5.1 km from Neo Plaza Outlet, 6.6 km from Paliometocho Centre, 8.8 km from the industrial areas of Akaki, 10.7 km from Nicosia Mall and approximately 15.7 km from Nicosia City Centre. These distances provide excellent accessibility to major transportation routes, industrial infrastructure, commercial services and the wider Nicosia metropolitan area.
The field is currently landlocked, presenting an attractive opportunity for strategic investors seeking industrial land at a competitive acquisition cost with future access potential and significant long-term appreciation prospects. The continued growth of industrial activity within the surrounding area further enhances the property's investment appeal.
A separate Title Deed is available, ensuring a secure and transparent acquisition process. As the property falls within an Industrial Planning Zone (E1), 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 outstanding industrial investment opportunity in Agioi Trimithias, combining strategic positioning, excellent planning characteristics and long-term development potential within one of Nicosia District's most established industrial locations.
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: **2,025m²**