

For Sale, Land, Field, Nicosia, Agioi Trimithias, 2,240m²

For Sale : **€ 96,500**

Description
For Sale Industrial Plot In Agioi Trimithias,Nicosia
Discover an exceptional industrial investment opportunity in the well-established and rapidly developing industrial area of Agioi Trimithias, Nicosia. This industrial field offers significant potential for investors, developers, logistics operators and businesses seeking a strategically located asset within one of the district's most important industrial hubs. Combining excellent planning characteristics with strong long-term prospects, the property is ideally suited for warehousing facilities, distribution centres, workshops, manufacturing operations or strategic land banking.
The property extends to approximately 2,240 sq.m. and falls entirely within the E1 Industrial Planning Zone. Benefiting from a 90% building density and a 50% coverage factor, the field allows for the development of industrial premises of up to two storeys, providing substantial flexibility for a wide range of industrial and commercial uses. These planning parameters significantly enhance the property's future development potential and investment value.
Strategically positioned within the industrial region of Agioi Trimithias, the property is located approximately 1.4 km from Agioi Trimithias Village Centre, 2.8 km from the Kokkinotrimithia Industrial Area, 3.9 km from the A9 Nicosia–Troodos Highway connection, 5.2 km from Neo Plaza Outlet, 6.7 km from Paliometocho Centre, 8.9 km from the industrial areas of Akaki, 10.8 km from Nicosia Mall and approximately 15.8 km from Nicosia City Centre. These distances highlight the property's excellent accessibility and strategic importance for transportation, logistics and commercial operations throughout the district.
The field is currently landlocked, presenting an attractive opportunity for investors seeking an industrial asset at a competitive acquisition cost with future access potential and long-term capital appreciation prospects. Properties within the E1 Industrial Zone remain highly sought after due to the limited availability of industrial land in strategically positioned locations.
The property is covered by a separate Title Deed, ensuring a secure and transparent transfer process. As the land falls within the E1 Industrial Zone, the sale price is subject to 19% VAT in accordance with applicable Cyprus legislation.
G&P Lazarou Estate Agents proudly presents this outstanding industrial investment opportunity in Agioi Trimithias, offering excellent development potential, strategic connectivity and long-term value within one of Nicosia District's key 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: **2,240m²**