

For Sale, Land, Field, Nicosia, Klirou, 2,342m²

For Sale : **€ 79,000**

Description
For Sale Industrial Plot In Klirou,Nicosia
Strategic Industrial Investment Opportunity with High Development Potential
Unlock an exceptional commercial and manufacturing asset with this substantial industrial field for sale in the established industrial zone of Klirou, Nicosia. Spanning a generous total area of 2,342 sq.m., this property presents a powerful foundation for business operators, logistics providers, workshop owners, or long-term land banking investors. Positioned within a dedicated industrial hub, this land asset is perfectly configured for the future construction of spacious warehouses, industrial production plants, regional distribution centers, or heavy machinery workshops.
High-Efficiency Industrial Planning Parameters
The property boasts highly favorable technical specifications under its primary industrial zoning framework, allowing for massive structural capacity once final access is established:
Planning Zone: E1 (100% coverage) — The entire property falls under the dedicated E1 industrial zone, which legally permits a broad spectrum of industrial, manufacturing, and commercial warehousing developments.
Building Density (Building Destiny): 90% — A top-tier allowance that provides substantial internal square footage, allowing you to maximize your gross buildable area and squeeze the highest potential utility out of the land.
Coverage Factor: 50% — Striking an ideal structural balance, allowing for large building footprints while maintaining ample open-air space for logistics, heavy vehicle maneuvering, and secure outdoor storage.
Structural Allowance: Permits a maximum of 2 Floors, giving developers the flexibility to design multi-level storage, administrative offices on a mezzanine, or distinct operational tiers.
Access Optimization Profile (Landlocked Status)
Current Status: The property is currently landlocked, which presents an ideal entry-level price point for forward-thinking investors looking to purchase an industrial asset below standard market rates.
Development Pathway: The property requires a registered road to be formally opened or acquired. Under Cyprus property law, a landlocked parcel maintains the legal right to secure a registered right-of-way or access road from adjacent plots to unlock its full development pathways.
Extensive Property Features
Property Type: Industrial Field
Listing Type: Available For Sale
Location: Klirou Industrial Area, Nicosia
Total Land Area: 2,342 Square Meters
Planning Zone: E1 (100% of the field)
Building Density (Destiny): 90%
Coverage Factor: 50%
Maximum Floors Allowed: 2 Storeys Max
Access Infrastructure: Landlocked (Requires Registered Road / Right-of-Way)
Nearby Landmarks & Amenities
Situated within the expanding industrial perimeter of the Klirou-Kalo Chorio region, the property benefits from a strategic, outer-city position:
The Main Klirou & Kalo Chorio Village Centers are located nearby, providing a readily available local labor force, essential local services, and small retail options.
The Nicosia-Palaichori Main Arterial Road is highly accessible from the zone, connecting your operations smoothly down toward the capital's central business districts or up into the mountainous production regions.
Industrial Neighbors: Surrounded by active workshops, agricultural processing units, and storage warehouses, confirming the operational viability of the immediate vicinity.
To discover more options in this area, you can browse our complete portfolio of plots 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/residential/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: **2,342m²**