

For Sale, Land, Field, Nicosia, Kokkinotrimithia, 8,984m²

For Sale : **€ 350,000**

Description
For Sale Industrial and Agricultural Field In Kokkinotrimithia, Nicosia
Discover an outstanding opportunity to acquire a mixed-use industrial and agricultural field in the strategically located area of Kokkinotrimithia, Nicosia. Spanning an impressive 8,984 m², this unique property combines industrial development potential with agricultural land, making it an excellent investment for businesses, developers and investors seeking flexibility and long-term value. Its location offers convenient access to major road networks and the wider Nicosia area, making it ideal for a variety of commercial and agricultural uses.
The property falls within Industrial Zone E1 (50%) and Agricultural Zone Γ3 (50%). The E1 Industrial Zone benefits from a 90% Building Density and a 50% Cover Factor, allowing development of up to 2 storeys with a maximum building height of 8.3 metres, making it suitable for warehouses, industrial facilities, logistics centres and other approved industrial developments. The rear Γ3 Agricultural Zone offers additional flexibility and can be utilised for a photovoltaic park, subject to obtaining the necessary permits and approvals from the relevant authorities.
Located in Kokkinotrimithia, the property enjoys excellent accessibility and is situated approximately 2.0 km from Kokkinotrimithia Village Centre, 3.5 km from the Nicosia–Troodos Motorway (A9), 6.5 km from Nicosia Mall, 8.0 km from the New Nicosia General Hospital, 10.5 km from Nicosia City Centre and approximately 45.0 km from Larnaca International Airport.
This mixed-zoning property presents a rare opportunity to combine industrial development with renewable energy or agricultural investment, offering exceptional versatility in one of Nicosia's most accessible locations.
To discover more industrial land for sale in Nicosia, you can browse our complete portfolio 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**
Height: **8**

Area

Plot Area: **8,984m²**