

For Sale, Land, Plot, Nicosia, Kaimakli, 1,680m²

For Sale : **€ 650,000**

Description
For Sale Industrial Plot In Kaimakli,Nicosia
Prime Industrial & Commercial Land Asset in Nicosia’s Established Logistics Belt
Secure a high-value commercial and industrial property asset with this exceptionally proportioned plot for sale in the heavily sought-after industrial zone of Kaimakli, Nicosia. Spanning an extensive, high-utility total footprint of 1,650 sq.m. with a 100% allocation inside the official ΕΠ6 Industrial/Commercial Planning Zone, this property represents a turn-key development canvas. It stands as an absolute premier acquisition window for logistics companies, light industrial operators, commercial warehousing enterprises, or institutional investors seeking a high-value land asset in the capital’s most active manufacturing and distribution precinct.
Official Planning Parameters & High-Yield Industrial Zoning (Zone ΕΠ6 100%)
Operating under official industrial development zoning regulations, the plot offers substantial structural allowances for heavy-duty facilities:
Total Land Area: 1,650 sq.m. — A vast, continuous footprint allowing for large-scale warehouse construction, assembly plants, or regional corporate distribution centers.
Planning Zoning: ΕΠ6 (100% Coverage Ratio) — Fully designated for light industrial, commercial, and warehousing activities.
High-Yield Building Density & Coverage: Allows for expansive industrial footprints tailored to modern supply chain logistics, high-bay storage, and corporate administrative offices.
Flexible Structural Clearances: Accommodates multi-level administrative spaces combined with high-clearance manufacturing and warehousing bays subject to standard authority approvals.
Direct Infrastructure & Road Access
Registered Road Access: The property directly abuts a registered public road, providing immediate, legally sound, and heavy-vehicle-friendly access. This eliminates right-of-way delays, facilitating straightforward building permit approvals, immediate heavy machinery transport, and seamless connection to utility grids (high-voltage industrial power, water supply, and telecommunications).
Property Features
Property Type: Industrial Commercial Plot
Listing Type: Available For Sale
Location: Kaimakli Industrial Zone, Nicosia
Total Land Area: 1,650 sq.m.
Planning Zone: Zone ΕΠ6 (100% Industrial/Category Category Coverage)
Access Infrastructure: Frontage on Registered Public Road (Turn-Key Industrial Access)
Development Potential: Warehousing, Light Manufacturing, Regional Logistics & Corporate Offices
Nearby Landmarks & Amenities
Perfectly anchored within Kaimakli's primary industrial and commercial sector at these exact coordinates, the plot delivers unmatched supply-chain logistics:
Primary Industrial High Streets (Bata Roundabout & Sopaz Junction) are located just moments away, acting as primary transport conduits for heavy transport and commercial vehicles.
Pallouriotissa & Kaimakli Commercial Hubs: Positioned within brief driving distance, placing major banking hubs, post offices, corporate services, and dining facilities within easy reach.
Frederick University Campus: Situated nearby, providing high regional visibility and continuous academic and commercial activity in the surrounding district.
Central Nicosia Commercial Core: Reachable in under 7 to 10 minutes via primary arterial avenues, facilitating fluid communication between headquarters and operational warehousing.
Direct Access to Capital Highway Links: Connects effortlessly to the main bypass routes leading to the A1 Nicosia–Limassol and Nicosia–Larnaca highways, streamlining intercity distribution and port connections.
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly through our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Area

Plot Area: **1,680m²**