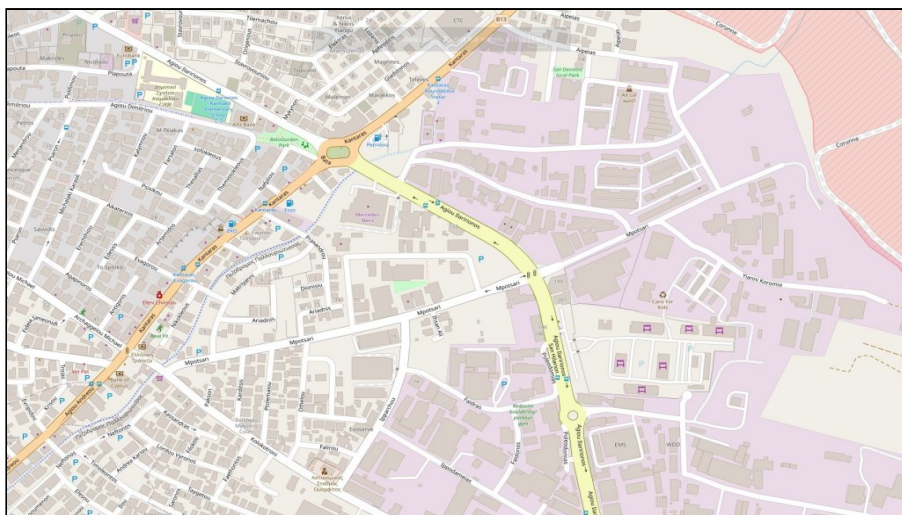




For Sale, Land, Plot, Nicosia, Kaimakli, 1,680m²

ANNOIKTARAS, KAIMAKLI, NICOSIA, REG:6/1141

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 EP16 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 EP16 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: EP16 (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 EP16 (100% Industrial/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.

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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**