

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 3,680m²

For Sale : **€ 350,000**

Description
Industrial Land of 680 sq.m. for Sale in Latsia, Nicosia – Approved Planning Permit and Strategic Highway Access
Asking Price: €350,000 | Land Registry Valuation: €425,000
An attractive industrial investment opportunity is available in Latsia, Nicosia District, featuring an industrial land parcel measuring 680 sq.m., strategically positioned within the established Asprolaxies Industrial Area, Agios Georgios Quarter.
The property is located next to Caterways, just a short distance from the motorway entrance, providing excellent accessibility and convenient connections to Cyprus's main road network. Its location is particularly advantageous for businesses requiring efficient transportation, goods distribution and easy access for commercial vehicles and trucks.
One of the property's most significant advantages is its approved town planning permit, offering prospective buyers a valuable head start in the development process. This existing approval can reduce the time associated with initial planning procedures, while the commencement of construction remains subject to the permit's validity and any additional required approvals.
The property also benefits from a clear Title Deed covering 100% ownership, providing clarity regarding the ownership status and facilitating the acquisition process.
Offered at an asking price of €350,000, the property presents an attractive proposition compared with its stated Land Registry valuation of €425,000. This represents a difference of €75,000, approximately 17.6% below the reported valuation, providing a noteworthy consideration for investors and business owners evaluating the opportunity.
Situated in an established industrial location, the plot benefits from convenient connections to Latsia, Nicosia city and the wider motorway network, making it suitable for businesses seeking a strategically positioned operational base.
Depending on the permitted uses and the conditions of the approved planning permit, the property may be considered for industrial premises, storage facilities, logistics operations, distribution activities or other compatible business uses.
This is an excellent opportunity for companies, developers and investors seeking industrial land for sale in Latsia, Nicosia, combining strategic accessibility, existing planning approval, clear ownership and competitive pricing.
Explore more land investment opportunities in Nicosia District through the G&P Lazarou Estate Agents property portfolio: https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bindustrial%5D=industria
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Field**
Town Planning Zone: **Industrial**

Area

Plot Area: **3,680m²**

Further Details

Water, Electricity, Corner Plot

Gallery

