

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 1,515m²

For Sale : **€ 247,500**

Description
For Sale | Industrial Plot of 1,515 m² Under Subdivision in Kokkinotrimithia, Nicosia
An industrial plot with a total area of 1,515 m² is available for sale in Kokkinotrimithia, Nicosia District. The property presents an attractive opportunity for businesses, developers and investors seeking industrial land with development potential in an established area of the district.
The plot falls within Industrial Planning Zone B1, featuring a building density coefficient of 90% and a coverage ratio of 50%, offering potential for industrial development, subject to the necessary planning and building approvals.
Based on the stated planning coefficients, the property has a theoretical maximum buildable floor area of approximately 1,363.50 m² and a theoretical maximum ground coverage of approximately 757.50 m². These figures are indicative and remain subject to the applicable planning regulations and approvals.
The plot has a reported road frontage of approximately 34.66 metres, providing potential flexibility for the layout of an industrial facility, including access arrangements and the organisation of operational areas, subject to the approved subdivision plan.
The plot is currently under subdivision, and prospective buyers should verify the relevant subdivision permits, completion requirements, road access arrangements and the procedure for issuing a separate title deed before proceeding with a purchase.
The property's size and planning characteristics make it an interesting option for the development of industrial premises, production facilities or other permitted industrial uses, depending on the applicable regulations and licensing requirements.
Located in Kokkinotrimithia, the property benefits from its position within the wider Nicosia district, offering connections to neighbouring communities and regional road infrastructure.
Important points of interest in the wider area include Kokkinotrimithia Village Centre | Mammari | Paliometocho | Nicosia Mall | Nicosia–Troodos Road Network.
Combining its 1,515 m² land area, 90% building density, 50% coverage ratio and location in Kokkinotrimithia, this industrial plot represents an interesting investment opportunity for businesses and developers seeking land for future industrial use.
To discover more industrial plots and land for sale in Nicosia District, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bindustrial%5D%5Bindustrial_space%5D=industrial_space
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further 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: **1,515m²**

Gallery

