

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 1,376m²

For Sale : **€ 171,000**

Description
For Sale | Industrial Plot of 1,376 m² Under Subdivision with 48.96 m Road Frontage in Kokkinotrimithia, Nicosia
An industrial plot with a total area of 1,376 m² is available for sale in Kokkinotrimithia, Nicosia District. The property represents an attractive opportunity for businesses, developers and investors seeking industrial land with development potential in the wider Nicosia area.
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 1,238.40 m² and a theoretical maximum ground coverage of approximately 688 m². These calculations are indicative and remain subject to applicable planning regulations, restrictions and approvals.
One of the property's main advantages is its road frontage of approximately 48.96 metres, providing considerable flexibility for the architectural design and layout of a future industrial development. The generous frontage may facilitate vehicle access, loading and unloading arrangements, and the efficient organisation of operational areas, depending on the approved subdivision plan and applicable regulations.
The plot is currently under subdivision, making it important for prospective buyers to verify the relevant subdivision permits, completion requirements, road access arrangements and the procedure for issuing a separate title deed.
The property's size, generous frontage and industrial 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, providing connections to neighbouring communities and the regional road network.
Important points of interest in the wider area include Kokkinotrimithia Village Centre | Mammari | Paliometocho | Nicosia Mall | Nicosia–Troodos Road Network.
Combining its 1,376 m² land area, 90% building density, 50% coverage ratio, 48.96-metre road frontage and location in Kokkinotrimithia, this industrial plot presents an appealing opportunity for businesses and investors looking to develop industrial property in Nicosia District.
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: **1,376m²**

Gallery

