

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 12,135m²

For Sale : **€ 450,000**

Description
For Sale | Industrial and Agricultural Field of 12,135 m² with 160 m Road Frontage in Kokkinotrimithia, Nicosia
An industrial and agricultural field with a total area of 12,135 m² is available for sale in Kokkinotrimithia, Nicosia District. The property represents an interesting opportunity for businesses, developers and investors seeking a substantial parcel of land with mixed planning characteristics and potential for future development.
The field falls within two planning zones. Approximately 48% of the total land area is classified under Industrial Planning Zone E1, featuring a building density coefficient of 90% and a coverage ratio of 50%. The remaining 52% falls within Agricultural Planning Zone Γ3, with a building density coefficient of 10% and a coverage ratio of 10%.
Based on these percentages, approximately 5,824.80 m² of the field falls within Zone E1, while approximately 6,310.20 m² falls within Zone Γ3.
The stated planning coefficients correspond to an indicative theoretical buildable floor area of 5,242.32 m² within Zone E1 and 631.02 m² within Zone Γ3, giving a combined theoretical figure of approximately 5,873.34 m². The corresponding theoretical ground coverage is approximately 2,912.40 m² for Zone E1 and 631.02 m² for Zone Γ3. These calculations are indicative only and remain subject to the applicable planning regulations, permitted uses and necessary approvals.
One of the property's most significant advantages is its impressive road frontage of approximately 160 metres, providing considerable flexibility for potential access arrangements and the layout of future development, subject to the relevant planning requirements.
The industrial portion of the field offers potential for the development of industrial premises, production facilities or other permitted industrial uses, while the agricultural portion may provide opportunities for activities allowed within Zone Γ3. Any proposed development would require confirmation of the applicable land-use restrictions and the necessary permits.
Situated in Kokkinotrimithia, the property benefits from its location within the wider Nicosia District and its 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 12,135 m² land area, dual industrial and agricultural zoning, 160-metre road frontage and location in Kokkinotrimithia, this field presents an appealing opportunity for investors and businesses seeking land with long-term development potential.
To discover more industrial and agricultural fields 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
https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bfield%5D=field
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**
Height: **8**

Area

Plot Area: **12,135m²**

Gallery

