

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 4,460m²

For Sale : **€ 780,500**

Description
For Sale | Industrial Plot of 4,460 m² in Latsia, Nicosia – Ba3 & Da3 Zones
An industrial plot with a total land area of 4,460 m² is available for sale in Latsia, Nicosia District. The property presents an interesting investment opportunity for businesses, industrial operators and investors seeking a substantial landholding with industrial development potential.
The plot falls within two planning zones, with 93% of its total area designated as Ba3 industrial zone and the remaining 7% designated as Da3 zone. This zoning distribution is an important consideration for prospective buyers, as the development parameters vary between the two portions of the property.
The Ba3 zone, which covers the majority of the land, has a building density coefficient of 100% and a coverage ratio of 60%. The Da3 zone, covering the remaining portion, has a building density coefficient of 7% and a coverage ratio of 5%, according to the planning information provided.
Based on the total land area of 4,460 m², approximately 4,147.80 m² fall within the Ba3 zone, while approximately 312.20 m² fall within the Da3 zone.
Applying the stated planning coefficients separately to each portion results in an indicative combined buildable floor area of approximately 4,169.65 m² and an indicative combined ground coverage of approximately 2,502.29 m². These calculations are theoretical and subject to confirmation of the official zoning boundaries, permitted uses, planning regulations and necessary approvals.
The substantial land area and predominance of industrial zoning offer potential for a range of business-related development concepts, including industrial premises, production facilities and storage or distribution operations, provided the intended use is permitted by the relevant authorities.
Located in Latsia, the property benefits from its position within the wider Nicosia area, offering access to established commercial and industrial activity as well as regional road connections. Its location may appeal to businesses seeking operational premises or investors considering long-term industrial property development.
Important points of interest in the wider area include Latsia Municipal Centre | Nicosia General Hospital | Mall of Cyprus | Athalassa National Forest Park | University of Cyprus.
Combining its 4,460 m² land area, 93% Ba3 industrial zoning, 100% building density within the Ba3 portion and substantial development potential, this property represents an interesting opportunity for businesses and investors seeking industrial land in Nicosia District.
The exact permitted development, access arrangements and planning conditions should be verified before proceeding with any investment or construction plans.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio: 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: **Field**
Town Planning Zone: **Industrial**
Height: **6**

Area

Plot Area: **4,460m²**

Gallery

