



For Sale, Land, Plot, Nicosia, Latsia, 1,571m²

For Sale : **€ 450,000**

Description

Strategic Acquisition: Industrial Investment Property in Latsia

This versatile industrial property, situated in the heart of Latsias established industrial sector, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Falling within the Ba3 planning zone with a robust building density of 100%, the asset currently features a functional warehouse and an upper-level residence, providing immediate rental income and diverse usage potential. Its high-density parameters make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential and long-term capital appreciation in a resilient growth corridor.

The property's configuration allows for immediate investment yield while offering the potential for future redevelopment or expansion, maximizing the urban functionality of the site. As a notable choice among plots of land for sale in Latsia, this asset benefits from its location in one of the island's most active industrial hubs, combined with the rare advantage of mixed-use income. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a secure investment, further enhanced by the legal security of an available title deed and no VAT.

Key Features

Location: Latsia, Nicosia (Industrial Planning Zone Ba3)

Current Facilities: Ground-floor warehouse and upper-level residence

Building Density: 100% (Optimized for high-yield industrial or logistical development)

Coverage Factor: 60% (Maximum footprint for operational efficiency)

Legal Status: Title deed available / No VAT

Investment Status: Currently generating rental income

Land for sale near Carlsberg Brewery: Located within a 4-minute drive of one of the district's most prominent industrial landmarks.

Nicosia General Hospital: Situated just 3.5 km away, providing proximity to a major public landmark and medical services.

The Mall of Cyprus and IKEA: Reachable within a short 6-minute drive, offering access to the primary commercial and retail heart of the region.

Latsia Industrial Area: Situated directly within the main industrial hub, ensuring excellent logistics and infrastructure.

Nicosia-Limassol Motorway: Immediate access to the island's main transport artery ensures seamless connectivity for industrial operations.

This property represents a unique opportunity to secure a high-density industrial asset with an existing income stream in a strategic location. We invite you to contact G&P Lazarou today for a private consultation to discuss the investment potential and architectural possibilities of this exceptional Latsia industrial land.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Area

Plot Area: **1,571m²**



Gallery

