

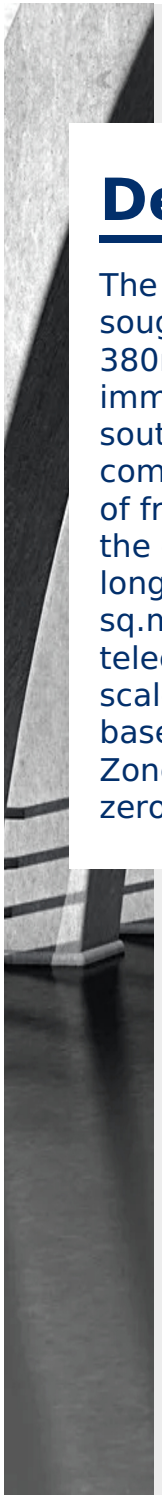
Industrial Land in Strovolos, Nicosia in Strovolos, Nicosia

Strovolos, Nicosia Industrial Land

Price

€2,000,000

* Subject to VAT



Description

The property is a 90% share of an industrial field measuring 12,106 sq.m. (10,895 sq.m. share), perfectly located within the highly sought-after Strovolos Industrial Area in Nicosia. Positioned on Vithleem Street, the property offers exceptional accessibility just 380m east of Dimitri Vikela Avenue, 500m north of GSP Stadium, and directly adjacent to the Nicosia–Limassol motorway, providing immediate regional connectivity for logistics and industrial operations. The field enjoys a mostly even terrain with a gentle southward slope, making it ideal for developing industrial units, warehouses, showrooms, logistics centers, DIY retail spaces or combined office-and-production facilities, within the flexible Mixed Industrial Zone B. The property benefits from approximately 95m of frontage along a registered public road on its southern boundary and another 120m along a registered but unconstructed road on the eastern boundary, while its northern side borders a public footpath. The northeastern side adjoins government land, offering long-term planning stability. All compulsory purchase procedures related to road works have been completed, with roughly 700 sq.m. affected, and all associated works are already finished. It is currently vacant and has easy access to electricity, water and telecommunications networks, ensuring a seamless development process. This is a standout investment opportunity thanks to its scale, prime location, and excellent road connectivity, making it ideal for investors, developers or companies seeking a strategic base in one of Nicosia's most established industrial zones. There is no distribution agreement in place. The property falls within Zone Bα3/BE1 (99%) with 100% building coefficient, 50% coverage and permission for two floors, while 1% falls within Zone AZ with zero building and coverage allowance.

MAIN FEATURES:

Coverage
-%

Density
100%

Zone
Industrial

Land Area
10895m^2

Max-Height
m

Title Deeds
Yes

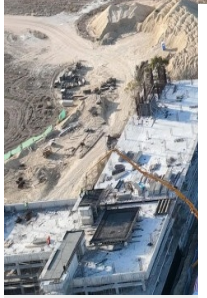


Property Details

○ Water Available	○ Electricity Available	✓ Asphalt Road	○ Near Village	○ Near City Centre
○ Countryside view	○ See view	✓ City view		

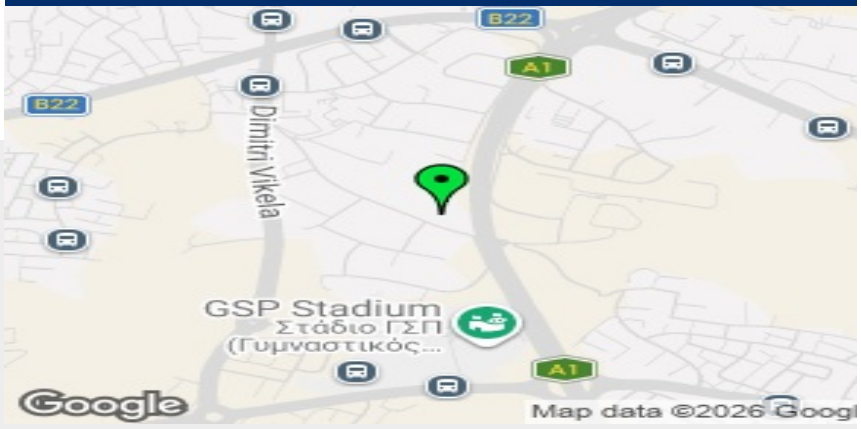






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Location:





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