



Unique Location Industrial Fields in Lakatamia, Nicosia

For Sale : **€ 5,500,000**

Description

This prime property is 75.690 square meters, strategically situated in close proximity to Anthoupolis roundabout, and conveniently near major DIY stores and the MALL OF NICOSIA. This property presents a variety of opportunities for businesses, including showrooms, DIY centers, warehouses, and various other uses in alignment with local planning regulations and potential planning authority approvals. Discover the potential of this versatile property in a highly sought-after location.

A planning permit for the division of the parcel to 13 plots and 1 field has been issued(AEY/1195/2018/A) with expiration date 29/11/2029.

Detailed Plot Breakdown:

- Plot 1: 2,516sq.m.
- Plot 2: 2,508sq.m.
- Plot 3: 2,511sq.m.
- Plot 4: 2,504sq.m.
- Plot 5: 2,509sq.m.
- Plot 6: 3,387sq.m.
- Plot 7: 4,049sq.m.
- Plot 8: 2,504sq.m.
- Plot 9: 2,504sq.m.
- Plot 10: 2,504sq.m.
- Plot 11: 2,504sq.m.
- Plot 12: 2,500sq.m.
- Plot 13: 2,500sq.m.
- Field: 20,390sq.m.

This property consists of:

- Property with registration number 3/2425, extending to approximately 65.590 sq.m. in total, falls within Zone Δα2(27%), with a building coefficient of 1%, coverage of 1%, and permission for 1 floors (5.5m) of construction, Zone Δα3α(18%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction, Zone Βα3/ΒΕ1(55%), with a building coefficient of 100%, coverage of 50%, and permission for 2 floors (0m) of construction, and Zone ΑΖ(0%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction.
- Property with registration number 3/2434, extending to approximately 6.420 sq.m. in total, falls within Zone Δα2(70%), with a building coefficient of 1%, coverage of 1%, and permission for 1 floors (5.5m) of construction, Zone Δα3α(30%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction, and Zone ΑΖ(0%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction.
- Property with registration number 3/3139, extending to approximately 3.600 sq.m. in total, falls within Zone Δα2(91%), with a building coefficient of 1%, coverage of 1%, and permission for 1 floors (5.5m) of construction, and Zone ΑΖ(9%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction.
- Property with registration number 3/2422, extending to approximately 80 sq.m. in total, falls within Zone Δα2(53%), with a building coefficient of 1%, coverage of 1%, and permission for 1 floors (5.5m) of construction, and Zone ΑΖ(47%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction.

Asking price for the specific asset is negotiable.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Other**

Furnished: **Unfurnished**

Area

Plot Area: **75,690m²**

Gallery

