

#184759

# Prime 90% share of an Industrial Land in Strovolos, Nicosia

€2,000,000 +VAT





# Overview

## Specifications

Area

 12106 m<sup>2</sup>

Type

Field

## Description

This rare opportunity concerns a 90% share of a substantial industrial field measuring 12,106 sq.m. (10,895 sq.m. share), strategically positioned within the highly sought-after Strovolos Industrial Area in Nicosia. Located on Vithleem Street, the property enjoys superb connectivity just: • 380m east of Dimitri Vikela Avenue • 500m north of GSP Stadium • Adjacent to the Nicosia–Limassol motorway, offering immediate regional access The field benefits from a mostly even terrain with a gentle southward slope, making it suitable for a wide range of industrial or logistics developments. Property falls within the Mixed Industrial Zone B allowing the development of office space(s) with production units, production warehouses, showrooms, DIY superstores, product storage units. Key Frontages & Boundaries • Approx. 95m of frontage onto a registered public road on its southern boundary • Approx. 120m of frontage onto a registered (yet unconstructed) road along the eastern boundary • Borders a public footpath to the north • The northeastern side adjoins government land, enhancing long-term planning prospects Road-related compulsory purchase procedures have been completed, with approx. 700 sq.m. affected, and all road works are already finished. The property is vacant and located close to all key utility networks including electricity, water, and telecommunication services. A Unique Industrial Development Prospect Given its scale, accessibility, extensive frontages, and proximity to major transport arteries, this plot stands out as an exceptional opportunity for investors, developers, or companies seeking to establish large facilities in one of Nicosia's most established industrial zones. No distribution agreement in place. The property falls within a dual Zone Ba3/BE1(99%), with a building coefficient of 100%, coverage of 50%, and permission for 2 floors (0m) of construction and Zone AZ(1%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction. The property is sold jointly by Themis & Bank of Cyprus: - 27% share of the property is exclusively owned by Themis Portfolio Management Holdings Ltd - 63% share of the property is exclusively owned by Bank of Cyprus Public Company Limited



# Additional information

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ba3/BE1	60%	100%	0 m	2	99%
AZ	0%	0%	0 m	-	1%

## Contact us



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