



For Sale, Land, Plot, Nicosia, Agioi Trimithias, 2,106m²

For Sale : € 135,000

Description

Building Your Legacy on Solid Ground begins with securing a position in one of Nicosia's most promising suburban landscapes. This residential land in Agioi Trimithias is an exceptional choice for those who prioritize Family Living and Long-term Investment. Nestled in a peaceful area known for its traditional charm and growing modern infrastructure, this property provides the ideal foundation for building a custom home that serves as a private sanctuary for your loved ones.

Family Living and Long-term Investment

The property is situated within the H3 residential planning zone, which is highly sought after by those who appreciate low-density development and privacy. With a building density of 60% and a coverage factor of 35%, the land allows for the construction of a spacious two-story residence reaching a maximum height of 8.3 meters. This zoning ensures ample room for landscaped gardens, outdoor play areas, or a private swimming pool, perfect for families seeking a higher quality of life away from the city's noise. Investing in a plot with these characteristics in a region showing consistent residential growth ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential Land in Ag. Trimithias area. It falls with the Residential Planning Zone H3 with building factor 60% and coverage coefficient of 35% , maximum floors 2 and 8.3 meter height. Title deed is available. The land offers a level topography and a clean rectangular shape, providing an efficient foundation for construction within a neighborhood defined by modern family villas and serene surroundings.

Building Density 60%

Cover Factor 35%

Town Planning Zone Residential (Zone H3)

Proximity Landmarks Located near the Melios Pet Centre and the Agioi Trimithias Primary School.

Strategic Location and Community Amenities

The true value of this land is rooted in its peaceful suburban setting, offering a relaxed pace of life while remaining strategically connected to the essential hubs of the Nicosia district.

Plots of land for sale in Agioi Trimithias: A significant opportunity to acquire a well-positioned residential plot in a quiet and welcoming suburban community.

Cyprus real estate investment: A high-potential asset for those looking to build a primary residence in a region with consistent growth and high residential demand.

Melios Pet Centre: Situated just 4 minutes away, offering a unique local landmark and family-friendly destination within the immediate area.

Nicosia Mall: Reachable in just 8 minutes, ensuring that premier shopping, dining, and international retail brands are only a short drive away.

Pascal Private School: Located within a 12-minute drive, providing convenient access to one of the capital's most prestigious private educational institutions.

Agioi Trimithias Primary School: A short 2-minute drive away, making it an ideal choice for families with young children seeking a localized school community.

Nicosia City Center: Positioned only 18-20 minutes away via the main road network, providing an easy commute to the capital's business and administrative heart.

If you are looking for G&P Lazarou trusted properties that emphasize space, privacy, and the freedom to build a custom home, this Agioi Trimithias plot is an exceptional opportunity. Residential lands with 60% density in such tranquil and accessible locations move quickly once on the market.

The Foundation of Your Future.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.



Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **2,106m²**



Gallery

