



For Sale, Land, Plot, Nicosia, Agia Varvara, 529m²

For Sale : **€ 99,000**

Description

Shaping Your Legacy with Visionary Assets is about finding those rare spots where nature meets progress. These ready plots in Agia Varvara represent an exceptional opportunity for those seeking a balance between a small development and high-value living. Situated in a fresh, newly built area right next to a lush green zone, these properties offer the perfect canvas for a sophisticated residential project that rewards strategic investment in one of Nicosia's most peaceful suburbs.

Balance between Small Development and High-Value Living

The property is situated within the Kα6 residential zone, which is highly regarded for its versatile and high-yield development parameters. With a building density of 90% and a coverage factor of 50%, these plots offer significant potential for developers looking to create high-quality family residences or boutique townhouses. The zoning supports the construction of up to two floors with a maximum height of 10m, allowing you to maximize internal living area while maintaining a strong connection to the surrounding natural landscape. Choosing a plot with these robust specifications ensures your investment remains a secure and solid asset for over 3 decades of experience.

Description Ready plots in Agia Varvara in a newly building area very close to a Green area, 15 minuets from Nicosia with tittle deeds. The property is located in an area characterized by newly built residences and offers a level topography, which significantly streamlines the construction process for developers or individual buyers.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near the Agia Varvara Community Stadium and the Chapel of Ayia Paraskevi.

Strategic Location and Community Amenities

The true value of these plots is rooted in their strategic location, providing a tranquil village lifestyle while maintaining a rapid connection to the capital's professional hubs.

Plots of land for sale in Nicosia: A significant opportunity to secure ready-to-build plots in a growing and prestigious pocket of Agia Varvara.

Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and a high-quality lifestyle in a suburban environment.

Agia Varvara Community Stadium: Situated just 2 minutes away, providing excellent local recreational facilities for an active family life.

A1 Motorway Junction: Reachable in just 4 minutes, ensuring a fast and direct connection to Nicosia, Larnaca, and Limassol.

Pera Chorio-Nisou: Located within a 6-minute drive, offering access to major supermarkets, banks, and essential commercial services.

Nicosia City Center: Positioned only 15 minutes away, offering the perfect balance between quiet suburban living and urban convenience.

Larnaca International Airport: Reachable in approximately 25 minutes, facilitating effortless travel for international business or leisure.

If you are looking for G&P Lazarou trusted properties that offer both immediate development readiness and residential prestige, these Agia Varvara plots are a remarkable opportunity. Residential lands with 90% density near green areas move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss how these ready plots can serve as the starting point for your next successful project. G&P Lazarou has been a leader in the local 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: **529m²**



Gallery

