



For Sale, Land, Plot, Nicosia, Agia Varvara, 1,446m²

For Sale : € 295,000

Description

Building Your Legacy on Solid Ground begins with securing a position in a community where nature and modern infrastructure coexist. These ready plots in Agia Varvara represent a premier choice for those seeking a balance between a small development and high-value living. Situated in a newly developed area and positioned very close to a designated green area, these properties offer the perfect canvas for a sophisticated residential project that prioritizes both lifestyle and strategic growth.

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 modern family homes or boutique residential units. The zoning supports the construction of up to two floors with a maximum height of 10 meters, allowing for architectural designs that capitalize on the proximity to the nearby green area. Investing in a plot with such robust specifications ensures your project remains a secure and solid asset for 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 plots are located in a contemporary neighborhood characterized by recent residential growth, offering level topography and immediate readiness for construction. With title deeds already in place, these plots provide a streamlined path for those looking to establish a high-quality residence in a tranquil yet accessible suburban setting.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Ka6)

Proximity Landmarks Located near the Agia Varvara Community Park and the Saint Barbara Chapel.

Strategic Location and Community Amenities

The true value of these plots is rooted in their strategic location, providing a peaceful retreat near nature 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 an evolving and prestigious pocket of Agia Varvara.

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

Agia Varvara Community Park: Situated just 2 minutes away, providing excellent green space and recreational facilities right on your doorstep.

A1 Motorway: Reachable in just 4 minutes, offering the ultimate gateway for travel to Nicosia, Limassol, and Larnaca.

Pera Chorio-Nisou: Located within a 6-minute drive, offering access to large supermarkets, pharmacies, and comprehensive commercial services.

Nicosia City Center: Positioned only 15 minutes away, ensuring a fast and easy commute for urban professionals.

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 the perfect balance of 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 the development prospects of these ready plots. 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: **1,446m²**



Gallery

