



For Sale, Land, Plot, Nicosia, Agioi Trimithias, 459m²

For Sale : € 60,000

Description

Building Your Legacy on Solid Ground is a vision that finds its most vibrant expression in the heart of a community where tradition and modern growth intersect. This residential plot, centrally located in the Agioi Trimithias village, is an exceptional choice for those who prioritize Small Development and High-Value Living. Positioned just moments from the historic village core, this property offers a rare combination of high density and a premium location, providing a versatile foundation for a project that yields exceptional long-term results.

Small Development and High-Value Living

The property is situated within the H1 residential planning zone, which is highly distinguished by its superior building density of 120% and a coverage factor of 70%. These robust development parameters are significantly higher than the standard suburban averages, allowing for the construction of a substantial multi-story building of up to 3 floors. This zoning is perfect for a boutique apartment complex or a cluster of high-end urban residences that benefit from the convenience of a central village location. The fact that the property is not subject to VAT adds an immediate layer of financial efficiency to your Cyprus real estate investment. Choosing a plot with such intensive buildable potential in a high-demand central area ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential plot in Agios Trimithias, close to village center, suitable for the development of a 2 or 3 storey building. NO VAT. The plot occupies a strategic position with level topography and easy access to local infrastructure, providing the perfect foundation for a high-yield residential development in a community where the demand for central living continues to rise.

Building Density 120%

Cover Factor 70%

Town Planning Zone Residential (Zone H1)

Proximity Landmarks Located near the historic Church of Agioi Anargyroi and the Agioi Trimithias Community Council.

Strategic Location and Community Amenities

The true value of this land is rooted in its central village setting, offering a lifestyle of convenience and local charm that is perfectly connected to the administrative and commercial heart of the Nicosia district.

Plots of land for sale in Agioi Trimithias: A rare and significant opportunity to acquire a high-density H1 zone plot in the heart of the village center.

Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and strong rental returns in a premier suburban location without the burden of VAT.

Church of Agioi Anargyroi: Situated just 1 minute away, serving as the historical and cultural heart of the village community.

Agioi Trimithias Community Council: Reachable in just 2 minutes on foot, placing your development in the immediate vicinity of local administrative services.

Nicosia Mall: Located within an 8-minute drive, ensuring that world-class shopping, dining, and international retail brands are within easy reach.

Pascal Private School: A short 10-minute drive away, making the location highly attractive for families seeking proximity to elite private education.

Nicosia City Center: Positioned only 18 minutes away, providing a direct and rapid link to the capital's professional and financial heartbeat.

If you are looking for G&P Lazarou trusted properties that offer the maximum building factor in a central village location, this Agioi Trimithias site is an unparalleled opportunity. Residential lands with 120% density in the heart of the community are extremely finite and 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 potential of this high-yield 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: **459m²**



Gallery

