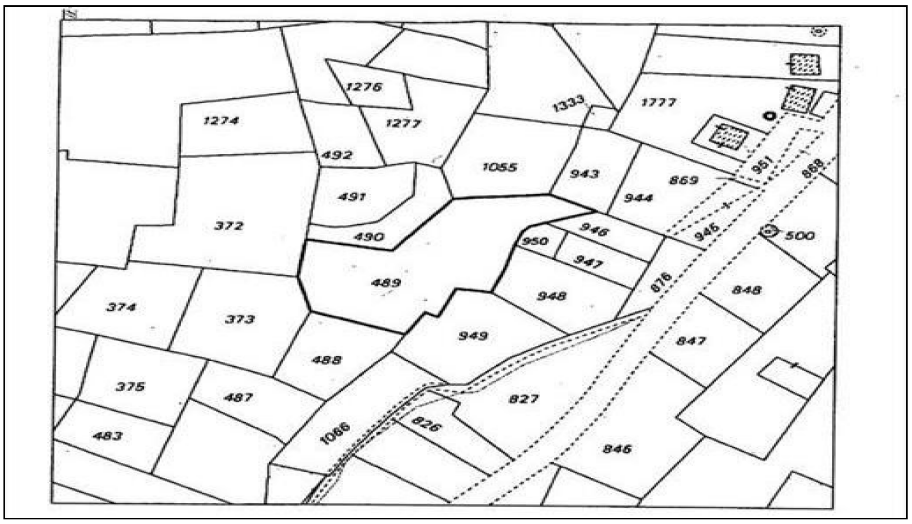

For Sale, Land, Plot, Nicosia, Agia Varvara, 4,014m²

For Sale : **€ 400,000**

Description
Building Your Legacy on Solid Ground starts with identifying versatile land that offers a gateway to a balanced lifestyle. This residential land in Agia Varvara represents a premier choice for those seeking a balance between a small development and high-value living. Situated in an area characterized by its evolving residential character and traditional charm, this property provides the perfect foundation for a multi-unit project or a collection of custom private residences that reward strategic real estate investment.

Balance between Small Development and High-Value Living

The property is situated within a high-yield residential zone, offering a building density of 90% and a coverage factor of 50%. These specifications are ideal for developers or individuals looking to maximize floor area while providing high-quality outdoor living spaces. With the potential to be divided into individual plots, this land offers the flexibility needed to create a curated community of modern homes that respect the quiet, friendly nature of the surrounding neighborhood. Choosing an asset with such robust development parameters ensures your project remains a secure and solid asset for 3 decades of experience.

Description Residential land located in Agia Varvara in close proximity to all amenities of the area. The land can be divided into plots and is suitable for the development of private residences. The topography and location within the village core make it a highly efficient site for architectural planning, catering to the growing demand for suburban living with easy access to the capital's main commercial arteries.
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential
Proximity Landmarks Located near the Old Church of Saint Barbara and the Agia Varvara Sculpture Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic location, bridging the gap between a peaceful village lifestyle and the essential professional hubs of the Nicosia district.

Plots of land for sale in Nicosia: A significant opportunity to secure a large-scale residential asset in the popular and rapidly developing Agia Varvara area.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and a versatile buildable area in a serene setting.
Agia Varvara Sculpture Park: Situated just 3 minutes away, providing a unique cultural and green space for local residents.
A1 Motorway: Reachable in just 5 minutes, offering the ultimate link for professionals commuting to Nicosia, Larnaca, or Limassol.
Pera Chorio-Nisou: Located within a 7-minute drive, offering access to large supermarkets, pharmacies, and comprehensive retail services.
Nicosia City Center: Positioned only 22 minutes away, ensuring a quick and efficient commute for urban professionals seeking a suburban retreat.
Ancient Copper Site Almyras: Reachable in 5 minutes, adding a touch of historical significance to the immediate surrounding area.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of yield potential and residential prestige, this Agia Varvara land is a remarkable opportunity. Residential parcels with 90% density that are suitable for plot division move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the division potential and development prospects 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: **4,014m²**