



For Sale, Land, Plot, Nicosia, Agia Varvara, 855m²

For Sale : **€ 87,500**

Description

Redefining the Horizon of Urban Living begins with identifying land that offers the perfect synergy of space and strategic potential. This substantial 855 sqm residential plot in Agia Varvara is a premier choice for those who prioritize a balance between a small development and high-value living. Its generous size provides an exceptional canvas for a multi-unit project or a grand private estate, offering the versatility and yield potential required for a successful residential venture in a high-demand suburban enclave.

Balance between Small Development and High-Value Living

The property is nestled within the Kα6 residential zone, which is highly regarded for its robust development parameters. With a building density of 90% and a coverage factor of 50%, the land offers significant buildable area, making it ideal for a developer looking to maximize floor space for a sophisticated apartment block or several modern townhouses. The allowance for two floors and a 10m height limit ensures that any project will maintain a high-end feel while integrating seamlessly into the friendly village atmosphere. Investing in a plot with such significant dimensions and zoning ensures your project remains a secure and solid asset for over 3 decades of experience.

Description Residential plot for sale of 855m² situated in Agia Varvara village, suitable for building development with building density 90% and coverage density 50%. The property features a regular shape and level topography, facilitating an efficient and cost-effective construction process. Its large area and strategic position within the village make it a standout option for investors looking to capitalize on the growing demand for suburban Cyprus real estate investment.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near the Agia Varvara Community Stadium and the main road leading to Kotshiatis.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic position, offering a peaceful retreat from the city's core while maintaining effortless access to the primary financial and commercial centers of the island.

Plots of land for sale in Nicosia: A significant opportunity to secure a large-scale residential plot in the expanding and popular Agia Varvara district.

Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and a versatile buildable area in a serene setting.

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

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

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

Nicosia General Hospital: A 12-minute drive ensures your development is perfectly connected to the capital's premier healthcare infrastructure.

Nicosia City Center: Positioned only 20 minutes away, providing the ideal balance between tranquil village living and professional urban access.

If you are looking for G&P Lazarou trusted properties that offer both scale and the perfect setting for a high-yield project, this 855 sqm Agia Varvara plot is a remarkable opportunity. Residential lands with 90% density and this much square footage are a rare find and move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss how this land can serve as the foundation for your next landmark project. 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: **855m²**



Gallery

