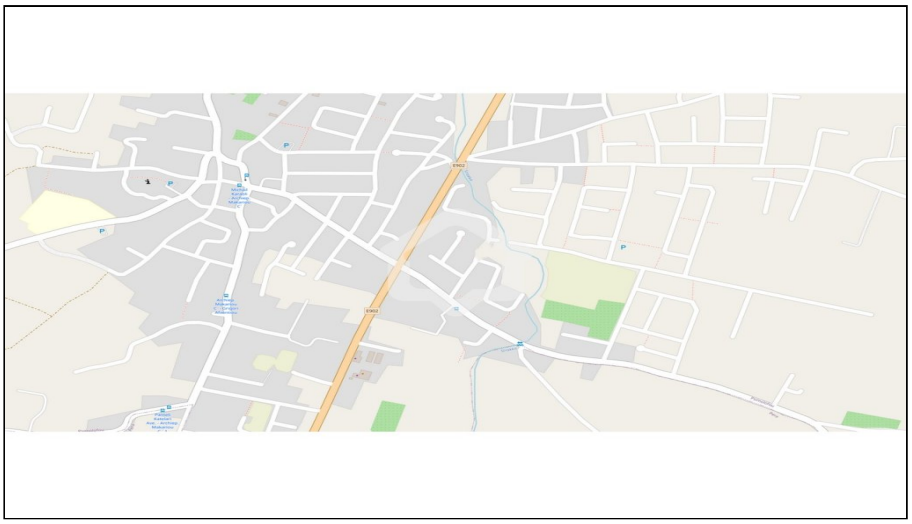

For Sale, Land, Plot, Nicosia, Psimolofou, 507m²

For Sale : **€ 87,000**

Description
Residential Plot in Psimolofou – Your Gateway to Village Serenity
The Foundation of Your Future
Imagine designing your bespoke retreat in the picturesque village of Psimolofou, where the tranquil Nicosia countryside meets modern suburban convenience. Buying this 507 m² residential plot is about the ultimate freedom to create a custom home in a community cherished for its natural beauty and peaceful atmosphere. This plot offers a premier blank canvas for those seeking to escape the capital's density without sacrificing proximity to its essential services.

Limitless Potential in Zone H3
Primed for a refined family residence, the property falls within Residential Planning Zone H3. In the 2026 property market, this zone is highly favored for low-density, high-quality living. Key building parameters include:
Generous Density: A 60% building density allows for approximately 304 m² of internal living space, perfect for a spacious three or four-bedroom villa.
Balanced Footprint: With 35% coverage, you can maximize your home's ground floor while retaining ample room for a private garden or pool.
Defined Profile: The allowance for two storeys (8.3m height) ensures your home enjoys the fresh air and traditional skyline of the village.

Location & Neighborhood Benefits
Situated just 25 minutes from Nicosia's city center, Psimolofou offers an ideal work-life balance. You are minutes away from the Grammar School, local bakeries, and pharmacies, while being a short drive from the Lakatamia and Tseri commercial hubs. The village provides a safe, family-oriented environment with easy access to the Machairas forest foothills for weekend getaways.

Contact G&P Lazarou Estate Agents today at +357 22024949 or sales@gplazarou.com to secure this charming asset!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **507m²**

Further Details

Corner Plot

Gallery

