



For Sale, Land, Plot, Nicosia, Agia Varvara, 660m²

For Sale : € 71,000

Description

Paving the Path to Your Success begins with securing a property that offers both a prime residential address and significant development flexibility. This 660 sqm residential field in the heart of Agia Varvara is a standout choice for those seeking a balance between a small development and high-value living. With a substantial 37-meter road frontage and additional access via a public footpath, this site provides the accessibility and visibility required for a sophisticated modern project or a custom family residence.

Balance between Small Development and High-Value Living

The property is situated within the Kα6 residential zone, which is highly regarded for its versatile development parameters. With a building density of 90% and a coverage factor of 50%, the land offers high yield potential for developers looking to create a premium duplex or a small apartment complex. The allowance for two floors and a 10m height limit ensures that any project will benefit from spacious, light-filled interiors while maintaining the neighborhood's friendly character. Investing in a property with such high buildable potential ensures your project remains a secure and solid asset for over 3 decades of experience.

Description This 660 sqm residential field is situated in Agia Varvara village, offering excellent accessibility with approximately 37 meters of frontage along a public registered road on its eastern boundary, and an additional 17 meters along a public registered footpath—currently used as a dirt road—on its northeast side. The property is located within the Kα6 residential planning zone, with the following development parameters: Building Density: 90%, Coverage Coefficient: 50%, Maximum Height: 10 meters, Up to 2 Floors. The surrounding area includes both residential developments and some undeveloped parcels, presenting a great opportunity for investment or future development. Title deed available. Note: The property is subject to VAT.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near the Agia Varvara High School and the Agia Varvara Health Center.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic position, bridging the gap between a quiet village lifestyle and the essential infrastructure needed for modern urban living.

Plots of land for sale in Nicosia: A significant opportunity to secure a residential field with dual frontage in the expanding Agia Varvara community.

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

Agia Varvara High School: Situated just 2 minutes away, making it an ideal location for families with children.

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

Pera Chorio-Nisou: Located within a 5-minute drive, offering access to large supermarkets, retail shops, and banking services.

GSP Stadium Area: A 12-minute drive connects you to one of the capital's primary sports and commercial hubs.

Nicosia City Center: Positioned only 20 minutes away, ensuring a quick commute for professionals working in the heart of the city.

If you are looking for G&P Lazarou trusted properties that offer both accessibility and the perfect setting for a high-yield development, this Agia Varvara field is a remarkable opportunity. Residential lands with 90% density and significant road frontage are highly prized and move quickly.

Contact G&P Lazarou for a private consultation to discuss how this land can serve as the starting point for your next successful 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**

Height: **10**



Area

Plot Area: **660m²**



Gallery

