



For Sale, Land, Field, Nicosia, Tseri, 12,780m²

For Sale : € 550,000

Description

Excellent investment opportunity in Tseri, Nicosia, offering a 75% undivided share of four adjoining residential fields. The properties are ideally positioned approximately 1 km southeast of the Tseri community center, within a quiet, established residential area.

The four fields have a combined land area of 17,040 sq.m., with the 75% share corresponding to approximately 12,780 sq.m. This substantial landholding presents significant potential for residential development or strategic land banking.

Key Features:
•Topography: Relatively level surface, facilitating future construction.
•Access: Dual access via registered roads on the southwest and northeast boundaries.
•Frontage: Total road frontage of approximately 105 m.
•Planning History: A planning permit was previously issued (01/03/2011) for division into 14 plots and 1 field (currently expired).
•Note: No distribution agreement is currently in place.

This offering is particularly attractive for developers seeking scale within a growing suburb. The combination of location, accessibility, and previous planning history enhances the long-term value proposition.

Property Breakdown (75% Share):
•Reg. No. 10/241: Total 3,893 sq.m. Zone Kα6 (90% building coefficient, 50% coverage, 2 floors).
•Reg. No. 10/242: Total 5,751 sq.m. Zone Kα6 (90% building coefficient, 50% coverage, 2 floors).
•Reg. No. 10/244: Total 4,218 sq.m. Zone Kα8 (60% building coefficient, 35% coverage, 2 floors).
•Reg. No. 10/245: Total 3,178 sq.m. Zone Kα8 (60% building coefficient, 35% coverage, 2 floors).

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Field	Town Planning Zone: Residential	Furnished: Unfurnished
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Area

Plot Area: **12,780m²**



Gallery

