

For Sale, Land, Plot, Nicosia, Agia Varvara, 521m²

For Sale : **€ 79,000**

Description
Securing the Ground for Your Ambitions starts with a corner position that offers unmatched visibility and architectural freedom. This corner residential plot in Agia Varvara is located in one of the community's most sought-after neighborhoods, making it a premier choice for those seeking a balance between high-value living and long-term investment. Whether you are looking to build a signature private villa or a pair of high-end family homes, this site provides the versatility and yield potential required for a successful residential project.

Balance between Small Development and High-Value Living

The property is situated within the Κα6 residential planning zone, which is recognized for its efficient and high-yield development parameters. With a building density of 90% and a coverage factor of 50%, the plot allows for a significant buildable area that can be distributed across two floors. This zoning is perfect for maximizing internal square footage while still leaving ample space for gardens, private pools, and outdoor entertaining areas. As a corner asset, it benefits from increased road frontage and natural light, ensuring that your development remains a secure and solid asset for over 3 decades of experience.

Description Corner residential plot in one of the best neighborhoods of Ayia Varvara. Ideal for 1 or 2 family homes. Title deed. Not Subject to VAT. The property offers a level topography and a regular shape, allowing for an efficient and cost-effective construction process. Its corner position provides enhanced privacy and multiple access points, making it one of the most desirable residential options in the area.
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Κα6)
Proximity Landmarks Located near the New Church of Saint Barbara and the Agia Varvara Community Park.

Strategic Location and Community Amenities

The true value of this land is rooted in its prestigious neighborhood setting, offering a peaceful environment that is perfectly connected to the essential hubs of the Nicosia district.

Plots of land for sale in Nicosia: A rare opportunity to acquire a corner residential plot in a prime, high-demand neighborhood of Agia Varvara.
Cyprus real estate investment: A high-potential asset with NO VAT, perfect for individuals or developers seeking immediate value and capital growth.
New Church of Saint Barbara: Situated just 2 minutes away, serving as a prominent local landmark and community focal point.
Agia Varvara Community Park: Reachable in 3 minutes, offering green spaces and recreational facilities for modern family life.
A1 Motorway Junction: Located within a 4-minute drive, ensuring rapid access to Nicosia, Larnaca, and Limassol.
Pera Chorio-Nisou Commercial Area: A 6-minute drive connects you to major supermarket chains, banks, and essential services.
Nicosia General Hospital: Positioned only 12 minutes away, providing quick access to the capital's primary healthcare services.

If you are looking for G&P Lazarou trusted properties that offer the perfect blend of neighborhood prestige and development flexibility, this Agia Varvara corner plot is an exceptional opportunity. Corner plots with 90% density and no VAT are highly prized and tend to move quickly.

Contact G&P Lazarou for a private consultation to discuss your vision for this prime residential 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**	Height: **10**

Area

Plot Area: **521m²**

Further Details

Corner Plot

Gallery

