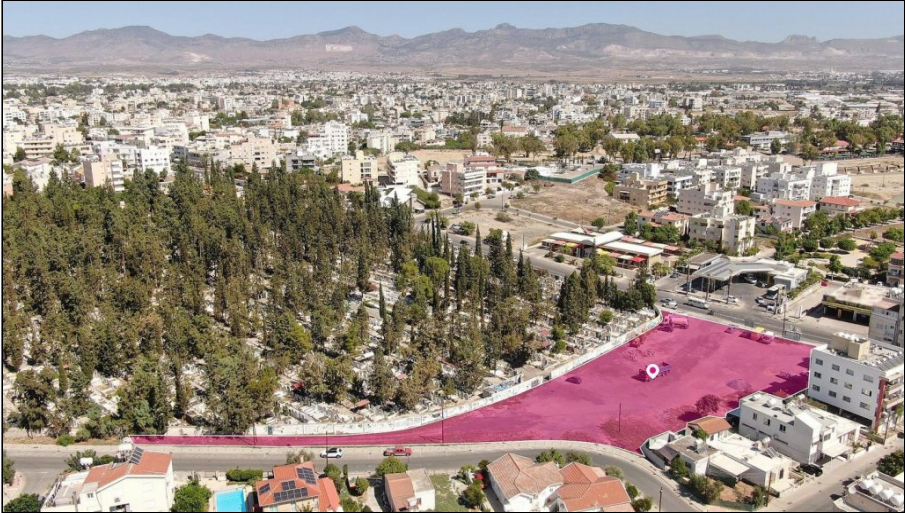




For Sale, Land, Field, Nicosia, 13,517m²

For Sale : € 651,000

Description

"Properties listed with a Reserve Price indicate that the Seller reserves its right to not accept offers below the specified price. All offers must exceed the Reserve Price. While lower offers may be submitted, they are unlikely to be considered by the Seller."

Shared ownership of two (2) adjacent development fields with a total land area of 13,517sq.m., located in the Agioi Konstantinos and Eleni Quarter of Nicosia Municipality and district.

Location: Situated within Nicosia Municipality, positioned approximately 200 meters from Alsos Academia's Park and 400 meters from the BMH Military Barracks.

Property Highlights:

- Total Combined Area: 13,517 sq.m.

- Ownership Shares:

- o 16% share of a commercial field.

- o 50% share of a mixed commercial and residential field.

- Road Frontage: Access via two registered roads providing a total combined frontage of approximately 245m

- Zoning Specifications (Parcel Reg. No. 4/58 of approx. 6,168 sq.m.):

- o Zone Kα3 (100%):

- Max. Density: 140%

- Max. Coverage: 50%

- Max. Height: 17m / 4 Floors

- Zoning Specifications (Parcel Reg. No. 4/145 of approx. 7,349 sq.m.):

- o Zone Kα3 (56% Portion):

- Max. Density: 140%

- Max. Coverage: 50%

- Max. Height: 17m / 4 Floors

- o Zone Eβ2 (44% Portion):

- Max. Density: 180%

- Max. Coverage: 50%

- Max. Height: 31m / 8 Floors

- There is a Distribution Agreement in place.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**

Area

Plot Area: **13,517m²**



Gallery

