



For Sale, Land, Field, Nicosia, Mathiatis, 12,375m²

(ID:PR45897), REG. 0/11953, AGIOS IONAS,
MATHIATIS, NICOSIA

For Sale : **€ 241,000**

Description

Residential Field for Sale in Mathiatis, Nicosia District

Discover an excellent real estate investment opportunity in a peaceful and naturally beautiful area of Nicosia District. This residential field in Mathiatis combines tranquility, natural surroundings, and strong development potential, making it an ideal choice for a contemporary residence or a long-term property investment in Cyprus.

The property is situated approximately 1 km southwest of the community center and around 560 meters south of the Mathiatis community sports field. The area offers a quiet residential environment with convenient access to Nicosia and nearby communities.

The field has an irregular shape and a flat surface, features that enhance its usability and development potential. According to the cadastral map, the property abuts a road under registration along its southeastern boundary and also borders government land on the same side.

An additional natural feature of the property is the stream running along its western boundary, enhancing the unique character and peaceful atmosphere of the location.

The property falls within the Residential Zone H4 with a building density coefficient of 40%, offering excellent potential for residential development within a green and tranquil environment.

The area of Mathiatis continues to attract growing residential interest, particularly from buyers seeking quality of life, natural surroundings, and convenient access to the city, making this property ideal for both private residential use and long-term real estate investment.

Do not miss this exceptional opportunity.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Field	Town Planning Zone: Residential	Height: 8
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Area

Plot Area: **12,375m²**



Gallery

