

For Sale, Land, Plot, Nicosia, Agia Varvara, 561m²

For Sale : **€ 80,000**

Description
Defining the Standard of Modern Living begins with securing a position in a community designed for growth and tranquility. This unique under-division plot in Agia Varvara is an exceptional find for those who seek a balance between small development and high-value living. Situated in a quiet and friendly neighborhood, the property offers a rare combination of residential peace and seamless connectivity, making it a standout choice for a sophisticated family home or a high-yield residential project.

Balance between Small Development and High-Value Living

The property is nestled within the Kα6 residential zone, providing a robust building density of 90% and a coverage factor of 50%. These specifications offer significant versatility for developers or private owners, allowing for the creation of a high-value residence or a pair of modern semi-detached houses. With an allowance for 2 floors and a maximum height of 10m, you have the flexibility to design a vertical space that maximizes natural light and internal floor area. Choosing a plot with these high-yield characteristics ensures your project remains a secure and solid asset for over 3 decades of experience.

Description Unique under division plot in a quiet and friendly residential area of Agia Varvara. It has easy access to all amenities and to the motorway. It falls within residential planning zone Kα6, with building density coefficient of 90%, coverage coefficient 50%, in 2 floors and a maximum height of 10m. The land is part of a professional division project, ensuring modern infrastructure and a clean development path in a high-demand suburban pocket.
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα6)
Proximity Landmarks Located near the GSP Stadium and the Agia Varvara Regional Medical Center.

Strategic Location and Community Amenities

The true value of this property is rooted in its strategic location, bridging the gap between a serene village lifestyle and the fast-paced professional requirements of the capital.

Plots of land for sale in Nicosia: A significant opportunity to secure a residential plot in a prime under-division project in Agia Varvara.
Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and a versatile buildable area.
A1 Motorway: Situated just 3 minutes away, providing the ultimate gateway to Nicosia, Limassol, and Larnaca.
GSP Stadium & Area: Reachable in just 10 minutes, putting the capital's premier sports and entertainment hub within easy reach.
Agia Varvara Regional Medical Center: Located within a 2-minute drive, ensuring vital healthcare services are right on your doorstep.
Pera Chorio-Nisou Commercial Hub: A 5-minute drive connects you to major supermarkets, retail stores, and financial services.
Nicosia City Center: Positioned only 18 minutes away, offering the perfect commute for urban professionals seeking a suburban retreat.

If you are looking for G&P Lazarou trusted properties that offer both immediate development readiness and long-term value, this Agia Varvara site is a remarkable opportunity. Residential lands with 90% density in such friendly neighborhoods move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss how this plot can serve as the foundation for your next project. G&P Lazarou has been a leader in the local 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: **561m²**

Gallery





