

For Sale, Land, Plot, Nicosia, Agia Varvara, 725m²

For Sale : **€ 95,000**

Description
Unlocking New Horizons in Real Estate Excellence starts with securing assets that offer the perfect blend of versatility and strategic positioning. This residential plot in Agia Varvara is a prime example of a property that balances the potential for a small development with high-value living. Its location within a growing residential pocket makes it a standout choice for those looking to maximize yield while providing a superior quality of life for future residents.

Balance between Small Development and High-Value Living

The property is situated within the Kα6 residential zone, a classification that offers a generous 90% building density and a 50% coverage factor. These parameters are ideal for developers or individuals seeking to create a high-yield project, such as a small complex of modern townhouses or a pair of spacious semi-detached homes. With the permission to build up to 2 floors and a maximum height of 10m, you can maximize the internal living space while maintaining a sophisticated architectural profile. Choosing a plot with these specifications ensures your investment remains a secure and solid asset for over 3 decades of experience.

Description This asset is a plot in Agia Varvara, Nicosia. The property falls into residential planning zone Kα6 with 90% building density, 50% coverage, 2 floors and a maximum height of 10m. Title deed is available. The land offers a level surface and a regular shape, making it development-ready and highly efficient for architectural planning in a high-demand suburban area.
Building Density 90%
Cover Factor 50%
Town Planning Zone Residential (Zone Kα6)
Proximity Landmarks Located near the Agia Varvara Industrial Area and the Mathiatis-Agia Varvara Road.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic location, bridging the gap between a peaceful residential environment and the primary commercial arteries of the Nicosia district.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-potential residential plot in the expanding Agia Varvara region.
Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and a high buildable area ratio.
A1 Motorway: Situated just 4 minutes away, providing a quick and direct link to Nicosia, Larnaca, and Limassol.
Agia Varvara Industrial Area: Reachable in just 3 minutes, making it an excellent location for professionals working in the nearby business hubs.
Nicosia General Hospital: Located within a 12-minute drive, ensuring easy access to the capital's primary healthcare facilities.
Pera Chorio-Nisou: A 5-minute drive connects you to a full range of amenities including supermarkets, banks, and retail shops.
Agia Varvara Village Center: Positioned only 2 minutes away, offering a traditional community feel with local conveniences.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of yield potential and residential comfort, this Agia Varvara plot is a remarkable opportunity. Residential lands with 90% density in such accessible locations are highly prized by strategic developers.

Contact G&P Lazarou for a private consultation to discuss the architectural possibilities of this site. 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: **725m²**

Gallery

