

For Sale, Land, Plot, Nicosia, Agioi Trimithias, 617m²

For Sale : **€ 95,000**

Description
Building Your Legacy on Solid Ground begins with finding the perfect balance between the serenity of nature and the accessibility of urban life. This residential plot in Agioi Trimithias is an exceptional choice for those who prioritize Family Living and Long-term Investment. Located in a peaceful and rapidly developing suburb of Nicosia, this property provides the ideal foundation for building a custom home that reflects your lifestyle and values.

Family Living and Long-term Investment

The property falls within the H3 residential planning zone, which is highly favored for its low-density regulations that preserve the quiet character of the neighborhood. With a building density of 60% and a coverage factor of 35%, this plot offers the luxury of space, allowing for the construction of a beautiful two-story villa with ample room for a private garden, pool, and outdoor living areas. This environment is perfect for families seeking a higher quality of life away from the city's noise, while still benefiting from a strategic Cyprus real estate investment in a growing community. Securing a piece of land in this tranquil setting ensures your project remains a secure and solid asset for 3 decades of experience.

Description A residential plot in Agioi Trimithias. The asset falls within residential planning zone H3 with 60% building density, 35% coverage, 2 floors and a maximum height of 8,3m. Title deed is available. The plot is situated in a purely residential area characterized by modern villas and open landscapes, providing a level surface and easy access to essential local services.
Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone H3)
Proximity Landmarks Located near the Melios Pet Centre and the Agioi Trimithias Primary School.

Strategic Location and Community Amenities

The true value of this land is rooted in its peaceful suburban setting, offering a relaxed lifestyle that is perfectly connected to the commercial centers of the Nicosia district.

Plots of land for sale in Agioi Trimithias: A significant opportunity to acquire a well-sized residential plot in a quiet and welcoming community.
Cyprus real estate investment: A high-potential asset for those looking to build a primary residence or a secondary home in a region with consistent residential growth.
Melios Pet Centre: Situated just 4 minutes away, providing a unique local attraction and pet services within immediate reach.
Nicosia Mall: Reachable in just 8 minutes, ensuring that world-class shopping, dining, and entertainment are always close by.
Pascal Private School: Located within a 12-minute drive, offering access to one of the capital's premier educational institutions.
Agioi Trimithias Primary School: A short 2-minute drive away, providing convenient access for families with young children.
Nicosia City Center: Positioned only 20 minutes away via the Nicosia-Troodos highway, ensuring a seamless connection to the capital's business heart.

If you are looking for G&P Lazarou trusted properties that offer privacy, space, and a custom home potential, this Agioi Trimithias plot is an exceptional opportunity. Residential lands with 60% density in such tranquil locations move quickly once on the market.

The Foundation of Your Future.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment possibilities of this 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: **8**

Area

Plot Area: **617m²**

Gallery

