

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 663m²

For Sale : **€ 109,000**

Description
For Sale – Residential Plot of 663 m² in Kokkinotrimithia, Nicosia
Small Development & High-Value Living – The Foundation of Your Future
G&P Lazarou Estate Agents proudly presents this substantial 663 m² residential plot for sale in Kokkinotrimithia, Nicosia, offering an exciting opportunity for buyers, developers and investors seeking a strategically positioned property in a growing suburban area. With its generous dimensions, residential zoning and attractive development parameters, the property provides the flexibility to create a spacious private residence or explore a small-scale residential development.
The entire property falls within Residential Planning Zone H2, benefiting from a 90% building density and 50% coverage, with permission for up to 2 floors and a maximum building height of 8.3 metres. These planning characteristics provide considerable development potential, allowing for the creation of a modern family home with generous internal and external spaces or a carefully designed residential project, subject always to the applicable planning regulations and the necessary approvals.
The 663 m² level plot offers an excellent canvas for contemporary residential design, with potential for landscaped gardens, outdoor living areas, recreational spaces and other amenities according to the final development concept. Its substantial size creates opportunities that are not always available with smaller residential plots.
Kokkinotrimithia offers an appealing balance between suburban tranquillity and accessibility to Nicosia. The B9 motorway and Nicosia–Troodos road network provide convenient connections to the capital and surrounding communities, while local amenities include schools, supermarkets, healthcare services, cafés, restaurants and retail options.
The Kokkinotrimithia Community Centre, local schools, the Kokkinotrimithia Regional High School, Lidl Kokkinotrimithia and the Kokkinotrimithia Health Centre serve the wider community, while Neo Plaza and the Cyprus Fashion Outlet add further commercial and lifestyle convenience nearby.
For buyers looking for residential land for sale in Kokkinotrimithia, this H2 plot combines size, development potential and location, making it an attractive opportunity for creating a valuable long-term asset.
To discover more options in this area, you can browse our complete portfolio of residential land and plots for sale in Nicosia directly from our website by clicking the following link: Browse G&P Lazarou Estate Agents residential properties for sale in Nicosia
To discover more residential plots for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bplot%5D=plot&town_planning_zone%5Bresidential%5D=resident
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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **663m²**

Gallery

