

For Sale, Land, Field, Nicosia, Evrychou, 1,107m²

For Sale : **€ 70,000**

Description
For Sale Residential Land in Evrychou, Nicosia
Discover an excellent investment and development opportunity with this residential land for sale in Evrychou, Nicosia. The property consists of three residential plots offered for sale together, with a combined land area of 1,107 sq.m., providing an attractive opportunity for developers, investors, or private buyers seeking land with significant residential development potential in a peaceful village setting.
The entire property falls within Residential Planning Zone H1 (100%), offering a particularly high building density of 120% and a coverage factor of 70%. The applicable planning parameters allow for the construction of up to 3 floors with a maximum permitted height of 11.4 metres, subject to obtaining all necessary planning and building permits and approvals from the relevant authorities.
With three plots being sold together, the property offers considerable flexibility for future development. Its generous building density makes it suitable for the development of residential buildings, multiple housing units, family homes, or another residential project designed in accordance with the applicable planning regulations.
Located in the heart of Evrychou, the land combines the peaceful atmosphere of a traditional Cypriot community with access to essential everyday amenities and services. The surrounding mountainous landscape and relaxed environment make the area particularly appealing for those seeking residential development outside the busier urban centres.
From an investment perspective, the combination of three residential plots, a 120% building density, and the possibility of developing up to three floors creates an attractive foundation for investors or developers seeking to maximise the potential of residential land in the Nicosia district.
Property Features
Property Type: Residential Land – 3 Plots Sold Together
Location: Evrychou, Nicosia
Total Land Area: 1,107 sq.m.
Planning Zone: H1 (100%)
Building Density: 120%
Coverage Factor: 70%
Maximum Floors: 3
Maximum Height: 11.4 metres
Suitable for residential development
Excellent development and investment potential
Peaceful village environment
Close to necessary amenities
To discover more residential fields for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio: https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bresidential%5D=residen
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: **Field**
Town Planning Zone: **Residential**
Height: **11**

Area

Plot Area: **1,107m²**