

For Sale, Land, Field, Nicosia, Agioi Trimithias, 4,318m²

For Sale : **€ 216,000**

Description
For Sale Large Field in Agioi Trimithias, Nicosia
G&P Lazarou Estate Agents proudly presents this large field for sale in Agioi Trimithias, Nicosia, offering a substantial land area and attractive development characteristics in a peaceful location with convenient access to the wider Nicosia district.
The property extends to an impressive 4,318 sq.m. and falls within two planning zones, with 99% in Zone H3 and the remaining 1% in Zone Γ3.
According to the applicable planning characteristics provided, the property benefits from a 60% building density and 35% coverage factor, with development permitted for up to 2 floors and a maximum building height of 8.3 metres.
The generous size of the field offers considerable flexibility for future utilisation, subject always to the permitted uses of the applicable planning zones and the necessary approvals from the relevant authorities.
Located in Agioi Trimithias, the property enjoys a quieter environment while remaining conveniently connected to Kokkinotrimithia, Lakatamia, Nicosia and the surrounding areas. Everyday amenities and services are accessible within the wider area.
With its 4,318 sq.m. land area, favourable development coefficients and convenient location, this property represents an interesting opportunity for buyers or investors seeking a sizeable field in the Nicosia district.
Property Features
Property Type: Field
Location: Agioi Trimithias, Nicosia
Land Area: 4,318 sq.m.
Planning Zones: H3 (99%) & Γ3 (1%)
Building Density: 60%
Coverage Factor: 35%
Maximum Floors: 2
Maximum Height: 8.3 metres
Large Landholding
Development Potential Subject to Planning Regulations
Suitable for Long-Term Investment
Nearby Areas & Amenities
Agioi Trimithias village centre – nearby
Kokkinotrimithia – easily accessible
Lakatamia – easily accessible
Nicosia – conveniently connected
Shops, supermarkets, pharmacies and everyday services – available in the wider area
Convenient access to the surrounding road network
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

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

Area

Plot Area: **4,318m²**