



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

FTANA, AGIOI TRIMITHIAS, NICOSIA, REG. 0/9545

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**