

For Sale, Land, Field, Nicosia, Malounta, 15,005m²

For Sale : **€ 670,000**

Description
For Sale Residential Land With House In Malounta, Nicosia
Discover an exceptional opportunity to acquire a 15,005 m² residential field with an existing 126 m² house in the peaceful village of Malounta, Nicosia. Combining an impressive land area with a modern residence built in 2011, this unique property is ideal for private buyers, developers and investors seeking a premium residential investment with outstanding development potential. Surrounded by the natural beauty of the Cypriot countryside, the property offers the perfect balance between peaceful village living and convenient access to the capital.
The property benefits from registered road frontage and falls within a mixed residential zoning, comprising 23% H2 Residential Zone and 77% H3 Residential Zone. Development is based on the applicable planning regulations of each zone, with the dominant H3 zone allowing a 60% building density and 35% coverage factor, while construction is permitted up to 2 floors with a maximum building height of 8.3 metres. The substantial size of the field offers exceptional flexibility for expanding the existing residence, creating a private estate, developing multiple detached homes or undertaking a high-quality residential project, subject to obtaining the necessary planning permits and approvals.
The existing 126 m² house, constructed in 2011, provides immediate accommodation or can be incorporated into a larger development, adding significant value and flexibility to the property.
Situated in the charming village of Malounta, the property enjoys a peaceful residential environment while remaining conveniently close to supermarkets, schools, cafés, restaurants and all essential everyday amenities. Excellent road connections provide quick access to Klirou, Anthoupoli, Nicosia City Centre and the surrounding communities.
The property is situated approximately 1.0 km from Malounta Village Centre, 5.0 km from Klirou, 8.5 km from Anthoupoli, 18.0 km from Nicosia City Centre, 19.0 km from the University of Nicosia and approximately 50.0 km from Larnaca International Airport.
Combining an outstanding land area, mixed residential zoning, registered road access and an existing modern residence, this property represents a rare opportunity for residential development and long-term investment in one of Nicosia's most attractive rural communities.
To discover more residential land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **8**

Area

Plot Area: **15,005m²**