

For Sale, Land, Plot, Nicosia, Agia Varvara, 617m²

For Sale : **€ 70,000**

Description
Crafting Your Vision on Exceptional Ground begins with selecting a location that offers both serenity and a solid future. This residential plot in Agia Varvara is an ideal choice for those who prioritize family living and a long-term investment. With its favorable proportions and peaceful setting, this land provides the perfect canvas for a custom home where space and privacy are the main priorities.

Family Living and Long-Term Investment

The property falls within the Kα8 residential zone, which is specifically tailored for high-quality, low-density living. With a building density of 60% and a coverage factor of 35%, the zoning encourages the development of spacious villas with ample room for gardens, pools, and private outdoor living areas. This balance of density ensures the neighborhood maintains its quiet, upscale character, protecting the value of your home over time. Investing in such a well-regulated area ensures that your residence remains a secure and solid asset for over 3 decades of experience.

Description Prime Residential Land for Sale in Agia Varvara, Nicosia. Embrace the opportunity to own a residential land, perfect for building your ideal home. Zoned Ka8 (100%), this plot offers a 35% cover factor, 60% building density, up to 2 storeys, and a 10m height limit, providing ample flexibility for a cozy villa or modern residence. Nestled in a peaceful neighborhood, this land combines tranquility with easy access to the city's vibrant amenities, schools, and shops. Imagine designing a space where your family's memories unfold, surrounded by Agia Varvara's charm. With a clear title deed, this residential land for sale is ready for your vision. Don't miss this chance to create your forever home.
Building Density 60%
Cover Factor 35%
Town Planning Zone Residential (Zone Kα8)
Proximity Landmarks Located near the Agia Varvara Community Stadium and the Chapel of Ayia Paraskevi.

Strategic Location and Community Amenities

The true value of this land is rooted in its location, offering a retreat from the city's noise while keeping essential infrastructure within easy reach for a modern family lifestyle.

Plots of land for sale in Agia Varvara: A significant opportunity to secure a residential plot in one of Nicosia's most peaceful and charming outskirts.
Cyprus real estate investment: A high-value lifestyle asset perfect for those building a primary residence or a long-term rental property.
Agia Varvara Community Stadium: Situated just 3 minutes away, providing excellent local sports and recreation facilities for the family.
A1 Highway Junction: Reachable in just 4 minutes, ensuring a fast and easy commute to Nicosia, Larnaca, or Limassol.
Pera Chorio-Nisou: Located within a 6-minute drive, offering access to large supermarkets, pharmacies, and all necessary commercial services.
Nicosia Hospital & Mall of Cyprus: A 12-minute drive connects you to the capital's primary healthcare and retail hub.
Agia Varvara Village Square: Positioned only 2 minutes away, where you can enjoy traditional coffee shops and the authentic local atmosphere.

If you are looking for G&P Lazarou trusted properties that provide the perfect foundation for a custom-built villa, this Agia Varvara plot is a standout opportunity. Residential lands with 60% density in such tranquil pockets are highly sought after by families looking for quality of life.

Contact G&P Lazarou for a private consultation to discuss building your future on this exceptional plot. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **10**

Area

Plot Area: **617m²**

Further Details

Corner Plot