

For Sale, Land, Field, Nicosia, Tseri, 7,108m²

For Sale : **€ 450,000**

Description
For Sale Residential Land In Tseri, Nicosia
Discover an exceptional opportunity to acquire a 7,108 m² residential field in the highly sought-after municipality of Tseri, Nicosia. Offering an impressive land area and excellent development potential, this property is an ideal choice for developers, investors or private buyers looking to create a premium residential project in one of the capital's fastest-growing suburbs. The generous size of the field provides exceptional flexibility for a wide range of residential developments while offering excellent long-term investment prospects. The property also benefits from a separate Title Deed, ensuring a secure and straightforward transaction.
The property falls entirely within the Kα8 Residential Planning Zone (100%), benefiting from a 60% building density and 35% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 10 metres, making it perfectly suited for a residential subdivision, a collection of luxury detached homes or an exclusive residential development, subject to obtaining the necessary planning permits and approvals. The generous planning coefficients maximise the site's development potential while preserving a spacious and attractive residential environment.
Situated in the popular municipality of Tseri, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies, parks and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, the Mall of Cyprus, the University of Cyprus and the motorway network, making it an ideal location for modern family living and residential investment.
The property is situated approximately 1.8 km from Tseri Municipality Centre, 5.5 km from the Mall of Cyprus, 6.5 km from the University of Cyprus, 10.0 km from Nicosia City Centre, 10.5 km from Athalassa National Forest Park and approximately 37.0 km from Larnaca International Airport.
Combining an exceptional land area, favourable residential planning parameters, a separate Title Deed and a prime location, this property represents a rare opportunity for high-quality residential development and long-term investment.
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: **2**

Area

Plot Area: **7,108m²**