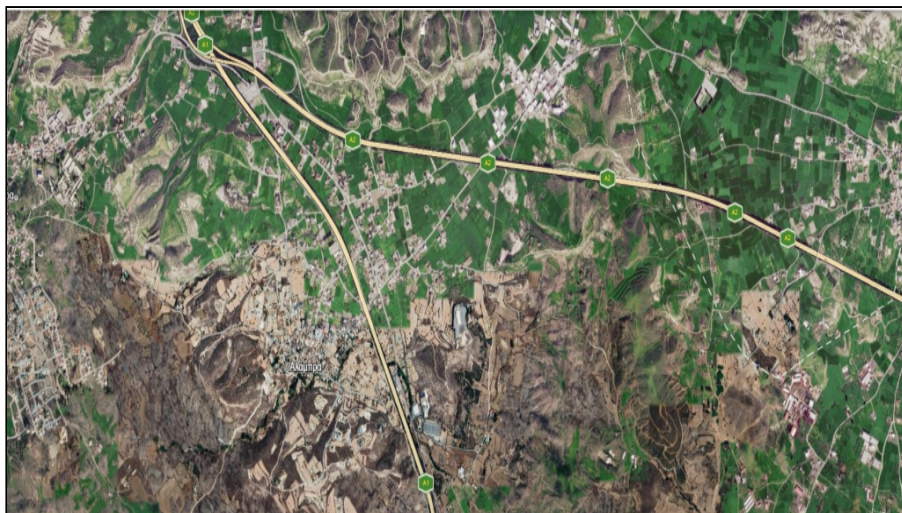




For Sale, Land, Field, Nicosia, Alampra, 307m²

ENNIA SKALES, ALAMPRA-IDALION, NICOSIA, REG.
0/9158

For Sale : **€ 27,000**

Description

For Sale Residential Land In Alampra, Nicosia

Discover an excellent opportunity to acquire a 307 m² residential plot in the peaceful and steadily developing community of Alampra, Nicosia. Perfectly suited for private buyers, first-time homeowners or investors, this property offers the ideal foundation for building a modern family home in a tranquil village environment while remaining within easy reach of the capital. With registered road access, the plot is ready for development and presents an attractive investment in one of Nicosia's growing residential areas.

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, providing excellent flexibility for designing a comfortable detached residence, subject to obtaining the necessary planning permits and approvals. The registered road frontage further enhances accessibility and adds to the property's long-term value.

Situated in the charming village of Alampra, the property enjoys a peaceful residential setting while remaining close to supermarkets, schools, cafés, restaurants and all essential everyday amenities. Excellent road connections provide quick access to the Nicosia-Limassol Motorway, Dali, Latsia and Nicosia City Centre, making it an ideal location for permanent family living.

The property is situated approximately 1.0 km from Alampra Village Centre, 3.5 km from the Nicosia-Limassol Motorway, 8.0 km from Dali, 12.0 km from Latsia, 16.0 km from Nicosia City Centre and approximately 34.0 km from Larnaca International Airport.

Combining a practical plot size, favourable residential planning parameters, registered road access and a peaceful location, this property represents an excellent opportunity for 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-](https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/)

[for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/](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: **10**

Area

Plot Area: **307m²**