

For Sale, Land, Field, Nicosia, Meniko, 4,348m²

For Sale : **€ 125,000**

Description
For Sale Residential Land In Meniko, Nicosia
Discover an exceptional opportunity to acquire a 4,348 m² residential field in the peaceful village of Meniko, Nicosia. Offering an impressive land area and excellent development potential, this property is an ideal choice for developers, investors or private buyers looking to build a spacious family residence or undertake a quality residential project in a tranquil countryside setting. Combining the charm of village living with convenient access to the capital, this property offers an outstanding lifestyle and investment opportunity.
The property falls entirely within the H3 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 8.3 metres, providing excellent flexibility for the development of luxury detached homes, multiple residential units or another approved residential project, subject to obtaining the necessary planning permits and approvals. The property benefits from a 3.66-metre-wide registered right of way along its western boundary, ensuring practical access and enhancing its development potential.
Situated in the picturesque village of Meniko, the property enjoys a peaceful residential environment while remaining conveniently close to supermarkets, schools, cafés, restaurants and all essential everyday amenities in the surrounding communities. Excellent road connections provide easy access to Astromeritis, Kokkinotrimithia, Nicosia City Centre and the motorway network.
The property is situated approximately 1.0 km from Meniko Village Centre, 5.5 km from Astromeritis, 10.0 km from Kokkinotrimithia, 21.0 km from Nicosia City Centre, 22.0 km from the University of Nicosia and approximately 53.0 km from Larnaca International Airport.
Combining a generous land area, favourable residential planning parameters and a peaceful village location, this property represents an outstanding 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-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: **4,348m²**