

For Sale, Land, Field, Nicosia, Malounta, 2,676m²

For Sale : **€ 150,000**

Description
For Sale Residential Land With House In Malounta, Nicosia
Discover an exceptional opportunity to acquire a 2,676 m² residential field with an existing house in the peaceful village of Malounta, Nicosia. Offering an impressive land area together with an existing residence, this property presents outstanding potential for private buyers, developers and investors seeking a renovation project, a complete redevelopment or a premium residential investment in a tranquil countryside setting. Combining generous development potential with an established structure, this is a rare opportunity to create a truly remarkable property.
The property falls entirely within the H2 Residential Planning Zone (100%), benefiting from an excellent 90% building density and 50% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 8.3 metres, providing exceptional flexibility for expanding the existing residence, constructing multiple detached homes or developing a boutique residential project, subject to obtaining the necessary planning permits and approvals. The property already includes a house built in 1994, offering the option of renovation, extension or redevelopment according to the purchaser's vision.
Situated in the charming village of Malounta, the property enjoys a peaceful environment while remaining conveniently close to supermarkets, schools, cafés, restaurants and all essential everyday amenities. Excellent road connections provide quick access to nearby communities and Nicosia City Centre, making it an ideal location for permanent family living or long-term investment.
The property is situated approximately 500 m from Malounta Village Centre, 5.0 km from Klirou, 7.0 km from Palaichori Road Junction, 18.0 km from Nicosia City Centre, 19.0 km from the University of Nicosia and approximately 50.0 km from Larnaca International Airport.
Whether you are looking to renovate the existing residence, build your dream home or undertake a residential development project, this unique property offers exceptional flexibility and outstanding investment potential.
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: **2,676m²**