

For Sale, Land, Field, Nicosia, Mammari, 1,673m²

For Sale : **€ 65,000**

Description
For Sale Residential Land In Mammari, Nicosia
Discover an excellent opportunity to acquire a 1,673 m² residential field in the peaceful community of Mammari, Nicosia. Offering generous dimensions and excellent residential development potential, this property is an ideal choice for private buyers, developers and investors seeking to build a spacious family residence or undertake a boutique residential project in a tranquil yet well-connected location. The property benefits from a separate Title Deed, ensuring a secure and straightforward transaction.
The property falls entirely within the H2 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 construction of a luxury family home, detached residences or another approved residential development, subject to obtaining the necessary planning permits and approvals. Although the property is currently landlocked, its favourable planning characteristics and generous size make it an attractive long-term investment with excellent future potential.
Situated in the village of Mammari, the property enjoys a peaceful residential environment while remaining within easy reach of supermarkets, schools, cafés, restaurants and all essential everyday amenities in the surrounding communities. Excellent road connections provide convenient access to Kokkinotrimithia, Nicosia Mall, Nicosia City Centre and the motorway network.
The property is situated approximately 1.0 km from Mammari Village Centre, 6.0 km from Kokkinotrimithia, 10.0 km from Nicosia Mall, 16.0 km from Nicosia City Centre, 17.0 km from the University of Nicosia and approximately 50.0 km from Larnaca International Airport.
Whether you are planning to build your dream home or secure a valuable investment in an area with strong future prospects, this residential field represents an outstanding opportunity.
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: **1,673m²**