

For Sale, Land, Field, Nicosia, Astromeritis, 1,524m²

For Sale : **€ 89,000**

Description
For Sale Residential Land In Astromeritis, Nicosia
Discover an outstanding opportunity to acquire a prime corner residential field in the peaceful village of Astromeritis, Nicosia. Ideally positioned with registered road frontage and a corner location, this property offers exceptional accessibility and outstanding development potential, making it an ideal choice for private buyers, developers and investors. Located approximately 30 km west of Nicosia in the fertile Morphou Valley, Astromeritis combines a tranquil village lifestyle with excellent connectivity to the capital and surrounding communities. The property falls entirely within the H2 Residential Planning Zone (100%), benefiting from an impressive 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 excellent flexibility for the development of a spacious family residence, luxury detached homes or a small residential project, subject to obtaining the necessary planning permits and approvals. The corner position further enhances the property's value by offering increased design flexibility, improved natural light and convenient access from two road frontages. The property is offered with a separate Title Deed, ensuring a secure and straightforward transaction. Situated in the centre of Astromeritis, the property enjoys immediate access to supermarkets, schools, a kindergarten, cafés, restaurants, pharmacies and all essential everyday amenities. Excellent road connections provide convenient access to nearby villages, the Astromeritis–Nicosia road and Nicosia City Centre, making it an ideal location for permanent family living. The property is situated approximately 500 m from Astromeritis Village Centre, 8.0 km from Denia, 12.0 km from Kokkinotrimithia, 30.0 km from Nicosia City Centre, 31.0 km from the University of Nicosia and approximately 60.0 km from Larnaca International Airport. Combining a premium corner position, registered road access, highly favourable planning parameters and an excellent 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: **1,524m²**

Further Details

Corner Plot