

For Sale, Land, Field, Nicosia, Klirou, 3,681m²

For Sale : **€ 85,000**

Description
For Sale Residential Land In Klirou, Nicosia
Discover an excellent opportunity to acquire a 3,681 m² residential field in the picturesque village of Klirou, Nicosia. Set in the tranquil foothills of the Troodos Mountains, this property offers an outstanding opportunity for investors, developers or private buyers seeking to create a spacious countryside residence or secure a long-term investment in one of the district's most charming rural communities. Surrounded by natural beauty and traditional village character, the property combines peaceful living with convenient access to the capital. 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 construction of a luxury family residence, multiple detached homes or another approved residential development, subject to obtaining the necessary planning permits and approvals. Although the property is currently landlocked, it is located a short distance from registered roads, enhancing its future development potential. The property is offered with a separate Title Deed, providing additional security for prospective purchasers. Situated in the traditional village of Klirou, the property enjoys a peaceful environment while remaining close to supermarkets, schools, cafés, restaurants and other everyday amenities. Excellent road connections provide convenient access to nearby villages and Nicosia City Centre, making it ideal for those seeking a countryside lifestyle without sacrificing accessibility. The property is situated approximately 700 m from Klirou Village Centre, 8.0 km from Malounta, 10.0 km from Palaichori Road Junction, 26.0 km from Nicosia City Centre, 27.0 km from the University of Nicosia and approximately 58.0 km from Larnaca International Airport. Combining generous development potential, a peaceful location and long-term investment prospects, this residential property represents an excellent opportunity in one of Nicosia's most attractive rural communities. 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: **3,681m²**