

For Sale, Land, Field, Nicosia, Agia Varvara, 1,523m²

For Sale : **€ 120,000**

Description
For Sale Residential Land In Agia Varvara, Nicosia
Discover an outstanding opportunity to acquire a 1,523 m² residential field in the peaceful and steadily developing community of Agia Varvara, Nicosia. Offering an excellent plot size and highly desirable planning characteristics, this property is ideal for private buyers, developers and investors looking to create a spacious family residence or undertake a quality residential development. Combining a tranquil village atmosphere with excellent connectivity to the capital, this property offers exceptional lifestyle and investment potential. The property falls entirely within the Kα6 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 10 metres, providing outstanding flexibility for the development of luxury detached homes, semi-detached residences or a boutique residential project, subject to obtaining the necessary planning permits and approvals. The favourable planning coefficients maximise the site's development potential while maintaining the area's attractive residential character. Situated in the charming village of Agia Varvara, the property enjoys easy access to supermarkets, schools, cafés, restaurants, pharmacies and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, Geri, the Nicosia–Limassol Motorway and the surrounding communities, making it an ideal location for permanent family living. The property is situated approximately 500 m from Agia Varvara Village Centre, 5.5 km from Geri, 7.0 km from the Nicosia–Limassol Motorway, 15.0 km from Nicosia City Centre, 16.0 km from the University of Cyprus and approximately 34.0 km from Larnaca International Airport. Combining an excellent plot size, highly 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: **10**

Area

Plot Area: **1,523m²**