

For Sale, Land, Field, Nicosia, Deneia, 1,886m²

For Sale : **€ 125,000**

Description
For Sale Residential Land In Denia, Nicosia
Discover an outstanding opportunity to acquire a 1,886 m² residential field in the peaceful village of Denia, Nicosia. Offering an excellent plot size and highly favourable development potential, this property is ideal for families, private buyers, developers or investors seeking to build a spacious residence or undertake a quality residential project in a tranquil countryside setting. Combining rural charm with convenient access to the capital, this property offers an exceptional lifestyle and investment opportunity. 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 design of a luxury family home, multiple detached residences or another approved residential development, subject to obtaining the necessary planning permits and approvals. The generous planning coefficients maximise the site's development potential while preserving the area's residential character. Situated in the charming village of Denia, the property enjoys a peaceful 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, Astromeritis and Nicosia City Centre, making it an ideal location for permanent family living. The property is situated approximately 1.0 km from Denia Village Centre, 8.0 km from Astromeritis, 10.0 km from Kokkinotrimithia, 18.0 km from Nicosia Mall, 22.0 km from Nicosia City Centre and approximately 52.0 km from Larnaca International Airport. Combining an excellent plot size, 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: **8**

Area

Plot Area: **1,886m²**

Further Details

Water, Electricity