

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

For Sale : **€ 80,000**

Description
For Sale Residential Land In Limpia, Nicosia
Discover an outstanding opportunity to acquire a prime residential field of 1,673 m² in the highly desirable village of Limpia, Nicosia. Offering an excellent plot size and exceptional development potential, this property is ideal for developers, investors or private buyers looking to create a prestigious residential project in one of the district's rapidly developing communities. The property falls entirely within the Kα6 Residential Planning Zone (100%), one of the most favourable residential zones, offering an impressive 90% building density and 50% coverage factor. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres, allowing for a total buildable area of approximately 1,505.7 m² and a maximum ground floor coverage of approximately 836.5 m², subject to obtaining the necessary planning permits and approvals. These excellent planning parameters make the property ideal for subdivision into multiple residential plots, the construction of luxury detached homes or the development of an exclusive residential complex with strong investment potential. Situated in the growing community of Limpia, the property enjoys excellent accessibility to the Nicosia–Limassol Motorway, providing fast connections to Nicosia, Larnaca and the surrounding districts. Residents also benefit from nearby schools, supermarkets, cafés, bakeries and all essential everyday amenities, making the location ideal for permanent family living. The property is situated approximately 1.0 km from Limpia Village Centre, 3.5 km from the Nicosia–Limassol Motorway, 9.0 km from Dali Municipality, 18.0 km from Nicosia City Centre, 24.0 km from Larnaca International Airport and approximately 26.0 km from Larnaca City Centre. Combining generous residential planning parameters, an excellent plot size and a strategic location, this exceptional property represents a rare opportunity for premium residential development and long-term capital appreciation. 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: **1,673m²**