

For Sale, Land, Field, Nicosia, Alampra, 11,372m²

For Sale : **€ 320,000**

Description
For Sale Residential Land In Alampra, Nicosia
Discover an exceptional opportunity to acquire a prime residential field of 11,372 m² in the highly sought-after community of Alampra, Nicosia. Offering an impressive land area and outstanding residential development potential, this exceptional property is perfectly suited for developers, investors or private buyers looking to create a prestigious residential project in one of the district's fastest-growing suburban locations. The property falls entirely within the Kα9 Residential Planning Zone (100%), providing excellent planning parameters with a 40% building density and 25% coverage factor. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres, allowing substantial residential development, subject to obtaining the necessary planning permits and approvals. These favourable planning characteristics make the property ideal for subdivision into multiple residential plots, the construction of luxury detached homes or the creation of an impressive private estate with expansive landscaped gardens and outdoor leisure areas. The generous size of the land offers developers exceptional flexibility to maximise the site's potential while maintaining an attractive, low-density residential environment. Situated in the desirable community of Alampra, the property benefits from excellent accessibility to the Nicosia–Limassol Motorway while remaining within easy reach of schools, supermarkets, cafés, restaurants and all essential daily amenities. Its strategic location offers the perfect combination of peaceful suburban living and convenient access to Nicosia, Larnaca and the surrounding districts. The property is situated approximately 1.5 km from Alampra Village Centre, 5.0 km from Dali Municipality, 4.0 km from the Nicosia–Limassol Motorway, 17.0 km from Nicosia City Centre, 19.0 km from Larnaca International Airport and approximately 21.0 km from Larnaca City Centre. Combining an outstanding plot size, favourable residential planning parameters and an excellent strategic location, this property represents a rare opportunity for premium 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: **11,372m²**