

For Sale, Land, Field, Nicosia, Palaiometocho, 1,491m²

For Sale : **€ 138,000**

Description
For Sale Residential Land In Palaiometocho, Nicosia
Discover an outstanding opportunity to acquire a 1,674 m² residential field in the highly desirable area of Palaiometocho, Nicosia. Benefiting from a registered road frontage and located close to all essential amenities, this premium property offers the perfect setting for a family home or a high-value residential investment in one of the capital's steadily growing suburban communities. The property falls entirely within the H2 Residential Planning Zone (100%), offering highly attractive development potential with a 90% building density and 50% coverage factor. These favourable planning parameters permit the construction of up to 2 floors with a maximum building height of 8.3 metres, making the property ideal for a luxury private residence, multiple detached homes or a boutique residential development, subject to obtaining the necessary planning permits and approvals. The generous plot size and excellent development coefficients provide exceptional flexibility for architects and developers to create spacious, modern homes with landscaped gardens, private parking and outdoor living areas. Its strategic location and strong planning characteristics also make it an excellent long-term investment with significant future appreciation potential. Situated in the heart of Palaiometocho, the property enjoys immediate access to supermarkets, schools, cafés, bakeries, pharmacies and all daily conveniences. Excellent road connections provide quick access to Kokkinotrimithia, Anthoupoli, the motorway network and Nicosia City Centre, offering the perfect balance between peaceful suburban living and urban convenience. The property is situated approximately 1.0 km from Palaiometocho Village Centre, 4.5 km from Kokkinotrimithia, 6.5 km from Anthoupoli Roundabout, 8.5 km from Nicosia Mall, 13.0 km from Nicosia City Centre, 14.0 km from the University of Nicosia and approximately 45.0 km from Larnaca International Airport. Whether you are planning to build your dream family home or develop an exclusive residential project, this exceptional property offers the location, planning parameters and investment potential to bring your vision to life. 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: **1,491m²**