

For Sale, Land, Field, Nicosia, Psimolofou, 2,644m²

For Sale : **€ 280,000**

Description
For Sale Residential Land In Psimolofou, Nicosia
Discover an outstanding investment opportunity in the peaceful and rapidly developing village of Psimolofou, Nicosia. This impressive 2,644 m² residential field offers exceptional development potential, making it an ideal choice for developers, investors or those seeking to create a landmark residential project in one of the capital's most attractive suburban communities.
The property falls entirely within the H1 Residential Planning Zone (100%), one of the most favourable residential zones available. It benefits from an outstanding 120% building density and 70% coverage factor, providing excellent flexibility for high-density residential development. Development regulations permit construction of up to 3 floors with a maximum building height of 11.4 metres, making the property perfectly suited for a modern apartment building, townhouse development or a substantial collection of detached residences, subject to obtaining the necessary planning permits and approvals.
The generous land area, combined with the exceptional planning coefficients, allows developers to maximise the site's potential while creating a high-quality residential project that will appeal to both homeowners and investors. With increasing demand for modern housing in the greater Nicosia area, this property offers excellent prospects for long-term capital appreciation and attractive investment returns.
Situated in the charming village of Psimolofou, the property enjoys a peaceful residential environment while remaining conveniently connected to Nicosia and surrounding communities. Residents benefit from nearby supermarkets, schools, cafés, bakeries and all essential everyday amenities, while excellent road links provide quick access to the capital.
The property is situated approximately 800 m from Psimolofou Village Centre, 4.5 km from Episkopeio, 6.0 km from Deftera, 8.0 km from Anthoupoli, 15.0 km from Nicosia City Centre, 16.0 km from the University of Nicosia and approximately 48.0 km from Larnaca International Airport.
Whether you are planning a premium residential development or seeking a high-value investment with outstanding future potential, this property represents a rare opportunity in one of Nicosia's most promising residential locations.
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: **11**

Area

Plot Area: **2,644m²**

Further Details

Corner Plot