

For Sale, Land, Field, Nicosia, Psimolofou, 1,817m²

For Sale : **€ 160,000**

Description
For Sale Residential Land In Psimolofou, Nicosia
Presenting an exceptional investment opportunity in the rapidly developing community of Psimolofou, Nicosia. This impressive 1,817 m² residential field combines a generous land area with outstanding urban planning specifications, making it an ideal choice for developers, investors or individuals seeking to maximise the potential of a premium residential property.
The property falls entirely within the H1 Residential Planning Zone (100%), one of the most advantageous residential zones available. It benefits from an impressive 120% building density and 70% coverage factor, offering exceptional flexibility for high-density residential development. Development regulations permit construction of up to 3 floors with a maximum building height of 11.4 metres, creating an excellent opportunity for a residential apartment building, multiple townhouses or a high-end residential project, subject to obtaining the necessary planning permits and approvals.
The combination of substantial plot size, generous planning coefficients and three-storey development potential makes this property particularly attractive for developers aiming to maximise return on investment. Whether envisioned as a boutique apartment complex or a collection of modern family homes, the possibilities are extensive.
Situated in the charming village of Psimolofou, the property enjoys a peaceful residential environment while maintaining excellent connectivity to Nicosia and neighbouring communities. Residents benefit from nearby supermarkets, schools, cafés, bakeries and essential everyday amenities, while the surrounding countryside provides a pleasant balance between village living and urban convenience.
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.
Offering outstanding development potential, generous planning allowances and an excellent location close to the capital, this property represents a rare opportunity to develop a high-value residential project with excellent long-term investment prospects.
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: **1,817m²**