

For Sale, Land, Plot, Nicosia, Agia Varvara, 1,450m²

For Sale : **€ 140,000**

Description
Building Your Legacy on Solid Ground starts with identifying unique opportunities in emerging suburban hubs. This large 1,450sqm corner land in Agia Varvara is a standout choice for those focused on high-yield development and strategic acquisition. Its generous proportions and corner positioning provide the perfect canvas for a sophisticated apartment complex or a series of townhouses, offering significant ROI for developers looking to tap into the Nicosia periphery market.

High-Yield Development and Strategic Acquisition

The property is situated within a high-intensity development zone, featuring a combined building density of 120% and a 70% cover factor. This zoning is specifically designed for core areas, supporting dense, continuous development that maximizes the use of the land. With the ability to build across two floors, a developer can create a high-density residential project that capitalizes on the increasing demand for quality housing outside the congested city center. Investing in a corner asset with such high buildable potential ensures that your project remains a secure and solid asset for over 3 decades of experience.

Description Large 1,450m2 corner land located in Agia Varvara, Nicosia is available for sale. The land is covered by two zones, primarily Πα9(82%) and Πα8β(18%), both designated for Core and Continuous Development Areas. This classification supports a high-intensity use with a maximum combined allowance of 120% Building Density and a 70% Cover Factor. Construction is permitted up to 2 Floors with a maximum height of 7M. The property benefits from its corner location, providing extensive road frontage and enhanced architectural flexibility for a large-scale residential development.
Building Density 120%
Cover Factor 70%
Town Planning Zone Core Area (Zone Πα9 & Πα8β)
Proximity Landmarks Located near the Agia Varvara Primary School and the Holy Church of Agia Varvara.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic position within a traditional village that is rapidly becoming a preferred residential choice for professionals working in Nicosia.

Plots of land for sale in Nicosia: A significant opportunity to acquire a high-density corner plot in the growing community of Agia Varvara.
Cyprus real estate investment: A high-yield asset perfect for developers seeking maximum floor area and strategic suburban growth.
Agia Varvara Primary School: Situated just 2 minutes away, making it an ideal location for family-oriented residential units.
A1 Highway: Reachable in just 5 minutes, providing a direct and fast connection to both Nicosia and Limassol.
Pera Chorio-Nisou: Located within a 7-minute drive, offering access to large supermarkets, bakeries, and commercial services.
Mall of Cyprus: A 15-minute drive ensures residents have easy access to the capital's premier shopping and entertainment destination.
Nicosia City Center: Reachable in approximately 20 minutes, offering the perfect balance between village peace and urban proximity.

If you are looking for G&P Lazarou trusted properties that offer high density and corner visibility, this Agia Varvara land is a remarkable opportunity. Plots with 120% density in the village core are limited and highly prized by strategic investors.

Contact G&P Lazarou for a private consultation to explore the development potential of this high-yield site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**	Status: **Available**	Website

Main Features

Property Subtype: **Plot**	Town Planning Zone: **Other**	Height: **7**

Area

Plot Area: **1,450m²**

Further Details

Corner Plot