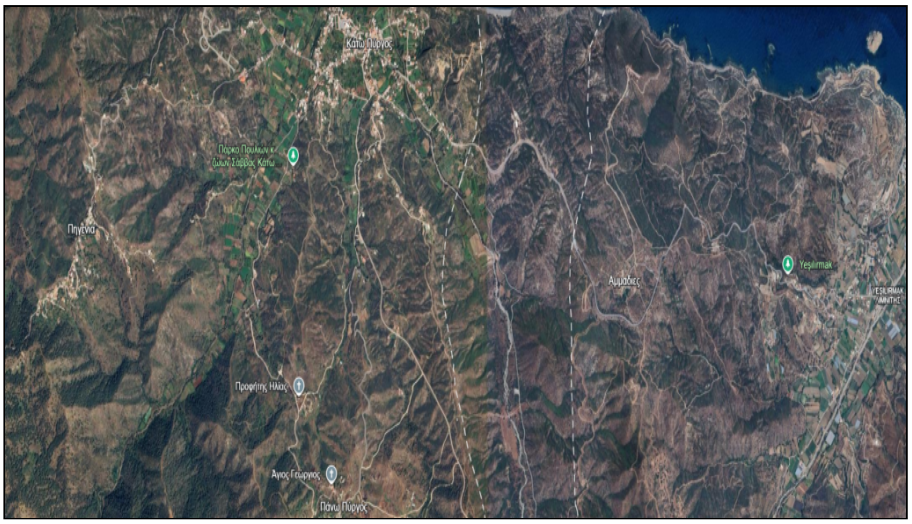


For Sale, Land, Field, Nicosia, Agioi Trimithias, 3,680m²

For Sale : **€ 220,000**

Description
For Sale Residential Land In Agioi Trimithias, Nicosia
Discover an outstanding opportunity to acquire a substantial 3,680 m² residential field in the peaceful community of Agioi Trimithias, Nicosia. Offering an impressive land area and exceptional development potential, this property is ideal for developers, investors or private buyers looking to create a residential project or a spacious private estate in a tranquil village setting.
The property falls entirely within the H2 Residential Planning Zone (100%), one of the area's most desirable residential zones. It benefits from a 90% building density and 50% coverage factor, providing excellent flexibility for residential development. These favourable planning parameters allow for the construction of detached houses, luxury villas or the subdivision of the land into multiple residential plots, subject to obtaining the necessary planning permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres.
The generous dimensions of the property make it particularly attractive for large-scale residential development while still offering the possibility of creating an exclusive private residence with extensive outdoor space. Its excellent planning characteristics provide significant long-term investment potential in a steadily developing area.
Situated in the charming village of Agioi Trimithias, the property enjoys convenient access to supermarkets, schools, cafés, bakeries and all essential everyday amenities. Excellent road connections provide quick access to Kokkinotrimithia, Astromeritis, Nicosia City Centre and the motorway network.
The property is situated approximately 1.0 km from Agioi Trimithias Village Centre, 4.5 km from Kokkinotrimithia, 7.0 km from Astromeritis, 10.0 km from the Nicosia Mall, 14.0 km from Nicosia City Centre, 15.0 km from the University of Nicosia and approximately 47.0 km from Larnaca International Airport.
Combining an excellent location, generous development potential and highly favourable residential planning parameters, this property represents an outstanding opportunity for residential development or a secure 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: **8**

Area

Plot Area: **3,680m²**