

For Sale, Land, Field, Nicosia, Pyrgos Kato, 3,829m²

For Sale : **€ 105,000**

Description
For Sale Residential Land In Kato Pyrgos, Nicosia
Discover an exceptional opportunity to acquire a 3,829 m² residential field in the picturesque coastal village of Kato Pyrgos, Nicosia. Combining generous dimensions with a predominantly residential planning designation, this property offers an ideal setting for a spacious private residence, holiday home or long-term investment in one of Cyprus' most peaceful coastal communities.
The property benefits from a mixed planning designation, comprising H6α Residential Zone (98%) and Γ3 Agricultural Zone (2%). The predominantly residential zoning provides excellent development potential with a 25% building density and 15% coverage factor, allowing for the construction of detached homes or a spacious countryside residence, 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. Its generous size provides ample space for landscaped gardens, outdoor leisure areas and a comfortable residential development while maintaining privacy and enjoying the natural beauty of the surrounding countryside. The small agricultural portion further enhances the property's character without significantly affecting its residential potential.
Located in the charming seaside village of Kato Pyrgos, the property enjoys easy access to local amenities including supermarkets, cafés, traditional taverns, schools and everyday services. The area is renowned for its unspoilt beaches, relaxed lifestyle and stunning views of the Mediterranean coastline, while offering excellent connections to neighbouring villages and the Troodos region. The property is situated approximately 1.5 km from Kato Pyrgos Village Centre, 2.0 km from Kato Pyrgos Beach, 9.0 km from Pachyammos, 25.0 km from Pomos, 45.0 km from Polis Chrysochous, 75.0 km from Nicosia City Centre and approximately 90.0 km from Paphos International Airport.
Combining a substantial land area, favourable residential planning parameters and an exceptional coastal location, 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: **3,829m²**