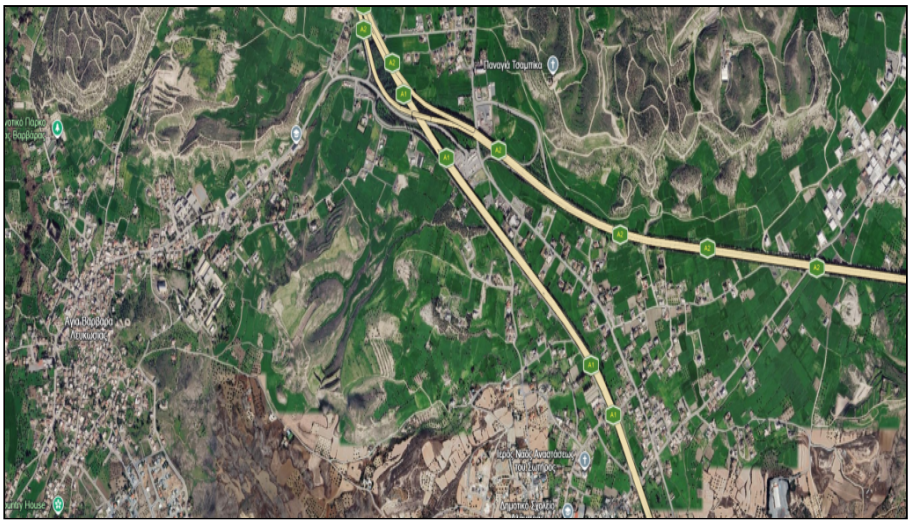


For Sale, Land, Field, Nicosia, Alampra, 3,679m²

For Sale : **€ 231,000**

Description
For Sale Residential Land In Alampra, Nicosia
Discover an exceptional opportunity to acquire a 3,679 m² residential field in the desirable and steadily developing community of Alampra, Nicosia. Offering an impressive land area and excellent planning characteristics, this property is ideal for developers, investors or private buyers looking to create a prestigious residential project or a spacious family estate in a peaceful suburban setting.
The property falls entirely within the Κα8 Residential Planning Zone (100%), one of the area's most sought-after residential zones. It benefits from a 60% building density and 35% coverage factor, providing excellent development potential for detached homes, luxury villas or a boutique residential development, subject to obtaining the necessary planning permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres.
The generous size of the field offers flexibility for a wide range of residential projects while maintaining privacy and generous outdoor space. Whether you envision a high-quality residential development or an exclusive private residence, this property presents an outstanding long-term investment opportunity.
Situated in Alampra, the property enjoys convenient access to supermarkets, schools, cafés, bakeries and all essential daily amenities. Excellent road connections provide quick access to the Nicosia–Limassol Motorway, Dali, Agia Varvara and Nicosia City Centre, ensuring convenient travel throughout the island.
The property is situated approximately 1.3 km from Alampra Village Centre, 3.5 km from Agia Varvara, 4.0 km from the Nicosia–Limassol Motorway, 7.0 km from Dali Municipality, 18.0 km from Nicosia City Centre, 22.0 km from Larnaca International Airport and approximately 24.0 km from Larnaca City Centre.
Combining generous dimensions, favourable residential planning parameters and a strategic location within one of Nicosia's expanding residential communities, 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: **10**

Area

Plot Area: **3,679m²**