

For Sale, Land, Field, Nicosia, Alampra, 3,011m²

For Sale : **€ 111,000**

Description
For Sale Residential Land In Alampra, Nicosia
Discover an excellent opportunity to acquire a 3,011 m² residential field in the peaceful and steadily developing community of Alampra, Nicosia. Offering generous space and favourable planning characteristics, this property is ideal for private buyers, developers or investors seeking a quality residential investment in one of the capital's growing suburban areas.
The property falls entirely within the Κα9 Residential Planning Zone (100%), providing excellent potential for low-density residential development. It benefits from a 40% building density and 25% coverage factor, allowing for the construction of detached family homes, modern villas or a boutique residential project, 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.
With its generous land area and attractive planning parameters, the property provides flexibility for a range of residential projects while maintaining privacy and a relaxed village atmosphere. It represents an excellent long-term investment in a community that continues to experience steady residential growth.
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, making commuting both fast and convenient.
The property is situated approximately 1.0 km from Alampra Village Centre, 3.0 km from Agia Varvara, 4.0 km from the Nicosia–Limassol Motorway, 7.0 km from Dali Municipality, 17.0 km from Nicosia City Centre, 22.0 km from Larnaca International Airport and approximately 24.0 km from Larnaca City Centre.
Combining a generous land area, favourable residential planning parameters and a strategic 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: **10**

Area

Plot Area: **3,011m²**