

# For Sale, Land, Field, Nicosia, Agia Varvara, 2,342m²

For Sale : **€ 86,000**

**Description**
For Sale Residential Land In Agia Varvara, Nicosia
Discover an excellent opportunity to acquire a 2,342 m² residential field in the rapidly developing community of Agia Varvara, Nicosia. Offering outstanding development potential and a strategic location, this property is an ideal choice for developers, investors or private buyers looking to build in one of the district's most promising residential areas.
The property falls entirely within the Kα8 Residential Planning Zone (100%), one of the area's most desirable residential zones. It benefits from a 60% building density and 35% coverage factor, allowing for the construction of detached houses, contemporary family homes 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.
With its generous size and favourable planning characteristics, the property provides excellent flexibility for a variety of residential projects while offering strong long-term investment potential in a community that continues to experience steady residential growth.
Situated in Agia Varvara, the property enjoys convenient access to supermarkets, schools, bakeries, cafés and all essential daily amenities. Excellent road connections provide quick access to the Nicosia–Limassol motorway, Dali, Alampra and Nicosia City Centre, making everyday commuting simple and convenient.
The property is situated approximately 1.0 km from Agia Varvara Village Centre, 3.5 km from Alampra, 4.5 km from the Nicosia–Limassol Motorway, 6.0 km from Dali Municipality, 16.0 km from Nicosia City Centre, 23.0 km from Larnaca International Airport and approximately 25.0 km from Larnaca City Centre.
Combining an excellent location, generous development potential and 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: **10**

## Area

Plot Area: **2,342m²**