

For Sale, Land, Field, Nicosia, Evrychou, 5,017m²

For Sale : **€ 225,000**

Description
For Sale Residential Land In Evrychou, Nicosia
Discover an outstanding opportunity to acquire a 5,017 m² residential field in the picturesque village of Evrychou, Nicosia. Surrounded by lush greenery and the beautiful landscapes of the Solea Valley, this spacious property offers an exceptional opportunity for residential development or long-term investment in one of Cyprus' most charming mountain communities.
The property falls entirely within the H4 Residential Planning Zone (100%) and benefits from a 40% building density and 25% coverage factor. These favourable planning parameters allow for the development of detached family homes, countryside villas or a low-density residential project, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres.
The generous size of the property provides excellent flexibility for creating a spacious residential development while preserving privacy and enjoying the peaceful surroundings that Evrychou is renowned for. The area offers a unique combination of natural beauty, fresh mountain air and a relaxed village lifestyle.
Situated in the heart of the Solea Valley, the property enjoys convenient access to local amenities, supermarkets, cafés, traditional taverns and schools. The village is well known for its rich history, nearby nature trails and excellent road connections to Kakopetria, Troodos and Nicosia.
The property is situated approximately 1.0 km from Evrychou Village Centre, 6.0 km from Kakopetria, 9.0 km from Galata, 18.0 km from Troodos Forest, 25.0 km from Troodos Square, 42.0 km from Nicosia City Centre and approximately 70.0 km from Larnaca International Airport.
Combining a generous land area, favourable residential planning parameters and a tranquil mountain setting, this property represents an excellent opportunity for residential development or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia 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: **5,017m²**