

For Sale, Land, Field, Nicosia, Alampra, 89,633m²

For Sale : **€ 900,000**

Description
For Sale Residential & Agricultural Land In Alampra, Nicosia
An exceptional opportunity to acquire a substantial landholding of 89,633 m² in the rapidly developing community of Alampra, Nicosia. Offering a unique combination of residential and agricultural planning zones, this remarkable property presents outstanding development potential while retaining significant long-term investment value. It is ideally suited for large-scale residential development, a master-planned community or a strategic land bank in one of Nicosia's fastest-growing suburban locations.
The property benefits from dual planning zones, with 70% falling within the Κα8 Residential Planning Zone and 30% within the Γα4 Agricultural Planning Zone. The residential portion enjoys a 60% building density and 35% coverage factor, permitting the construction of detached houses, luxury villas or an organised residential development, subject to obtaining the necessary permits and approvals. Development regulations allow construction of up to 2 floors with a maximum building height of 10 metres. The agricultural section further enhances the property's long-term value and future flexibility.
A significant advantage of this outstanding property is the availability of a separate Title Deed, ensuring a secure and straightforward transfer of ownership. The exceptional size of the land offers developers and investors the rare opportunity to secure one of the area's largest mixed-use landholdings with excellent future appreciation potential.
Situated in the thriving community of Alampra, the property enjoys excellent connectivity to the Nicosia–Limassol Motorway, providing fast access to Nicosia, Larnaca and Limassol. The surrounding area continues to experience strong residential growth while maintaining its peaceful village character, with schools, supermarkets, bakeries, cafés and all essential amenities located nearby.
The property is situated approximately 2.0 km from Alampra Village Centre, 3.5 km from Agia Varvara, 4.5 km from the Nicosia–Limassol Motorway, 7.0 km from Dali Municipality, 17.0 km from Nicosia City Centre, 23.0 km from Larnaca International Airport and approximately 25.0 km from Larnaca City Centre.
Combining an exceptional land area, favourable mixed planning zones, a ready Title Deed and a strategic location within one of Nicosia's fastest-growing residential corridors, this property represents a rare opportunity for large-scale 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: **10**

Area

Plot Area: **89,633m²**