

For Sale, Land, Field, Nicosia, Politiko, 995m²

For Sale : **€ 56,000**

Description
For Sale Residential Land In Politiko, Nicosia
An excellent opportunity to acquire a 995 m² residential field in the traditional village of Politiko, Nicosia. Set within a peaceful countryside environment, this attractive property combines excellent residential development potential with the charm of village living, making it ideal for private buyers, developers or investors seeking a valuable asset in a picturesque location.
The property falls entirely within the H2 Residential Planning Zone (100%) and benefits from an impressive 90% building density and 50% coverage factor. These favourable planning parameters allow for the construction of a spacious family residence, luxury villa or a small residential development, 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.
Although the land is not directly adjoining a registered road, it is located only 15 metres from a registered road, offering convenient future accessibility. The property is enhanced by 12 mature olive trees, adding natural beauty, privacy and authentic Mediterranean character. A separate Title Deed is available, ensuring a secure and straightforward transfer of ownership.
Situated in the historic village of Politiko, the property enjoys easy access to schools, cafés, bakeries, supermarkets and all essential daily amenities. The surrounding area is renowned for its scenic countryside, traditional architecture and proximity to important historical landmarks, making it an excellent location for permanent residence or long-term investment.
The property is situated approximately 0.8 km from Politiko Village Centre, 2.0 km from the Tamasos Archaeological Site, 4.5 km from Episkopeio, 6.0 km from Machairas Forest foothills, 8.5 km from Kampia, 17.0 km from Nicosia City Centre and approximately 33.0 km from Larnaca International Airport.
Combining favourable residential planning parameters, mature olive trees, a ready Title Deed and an attractive village location, 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: **995m²**