

For Sale, Land, Field, Nicosia, Nisou, 1,524m²

For Sale : **€ 130,000**

Description
For Sale Residential Land In Nisou, Nicosia
An excellent opportunity to acquire a spacious residential field in the rapidly developing community of Nisou, Nicosia. Extending to 1,524 m², this attractive property offers outstanding residential development potential, making it an ideal investment for developers, investors or private buyers seeking a premium landholding in one of the capital's most sought-after suburban areas.
The property falls entirely within the Κα6 Residential Planning Zone (100%) and benefits from an excellent 90% building density and 50% coverage factor. These favourable planning parameters allow for the development of detached houses, luxury villas, modern family residences or a boutique 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 10 metres.
A major advantage of the property is its registered road frontage, ensuring immediate and convenient access while significantly enhancing its development potential. The generous land area and excellent planning characteristics provide outstanding flexibility for a variety of residential developments in a high-demand location.
Situated in the growing community of Nisou, the property enjoys convenient access to supermarkets, schools, bakeries, pharmacies and all essential daily amenities. It also benefits from excellent connectivity to the Nicosia–Limassol Motorway, providing quick access to Nicosia city centre, Larnaca, Limassol and surrounding communities.
The property is situated approximately 1.5 km from Nisou Village Centre, 3.0 km from the Nicosia–Limassol Motorway, 5.0 km from Dali Municipality, 7.0 km from the Mall of Cyprus, 8.0 km from Athalassa National Forest Park, 10.0 km from Nicosia General Hospital, 12.0 km from Nicosia City Centre and approximately 28.0 km from Larnaca International Airport.
Combining a generous land area, favourable residential planning parameters, registered road access and an excellent strategic location, this property represents an outstanding 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: **10**

Area

Plot Area: **1,524m²**