

For Sale, Land, Field, Nicosia, Agia Varvara, 4,014m²

For Sale : **€ 180,000**

Description
For Sale Residential Land In Agia Varvara, Nicosia
An outstanding opportunity to acquire a substantial residential field in the rapidly developing community of Agia Varvara, Nicosia. Extending to an impressive 4,014 m², this attractive property offers exceptional residential development potential, making it an ideal investment for developers, investors or private buyers seeking a large landholding with strong long-term appreciation prospects.
The property falls entirely within the Κα8 Residential Planning Zone (100%) and benefits from a 60% building density and 35% coverage factor. These favourable planning parameters allow for the development of detached houses, contemporary family residences, luxury villas 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.
The property is currently landlocked, offering privacy and significant future development potential. Its generous land area, combined with the favourable planning zone, provides excellent flexibility for a variety of residential developments while representing a strategic investment in one of Nicosia's expanding residential areas.
Situated in the popular community of Agia Varvara, 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, Dali, Larnaca and surrounding communities.
The property is situated approximately 1.5 km from Agia Varvara Village Centre, 4.0 km from Alampra, 5.0 km from the Nicosia–Limassol Motorway, 8.0 km from Dali Municipality, 15.0 km from Nicosia City Centre, 26.0 km from Larnaca International Airport and approximately 28.0 km from Larnaca City Centre.
Combining an extensive land area, favourable residential planning parameters and a strategic location close to major transport links, 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: **10**

Area

Plot Area: **4,014m²**