

For Sale, Land, Field, Nicosia, Agia Varvara, 2,342m²

For Sale : **€ 130,000**

Description
For Sale Residential Land In Agia Varvara, Nicosia
An excellent opportunity to acquire a substantial residential field in the growing community of Agia Varvara, Nicosia. Extending to 2,342 m², this attractive property offers outstanding residential development potential, making it an ideal investment for developers, investors or private buyers seeking a valuable land asset in a rapidly developing area close to the capital.
The property falls entirely within the Kα8 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, modern 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 long-term development potential. Its generous land area, combined with the advantageous planning zone, makes it a strategic acquisition for those seeking future appreciation in one of Nicosia's expanding residential corridors.
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 a generous land area, favourable residential planning parameters and a strategic location close to major road networks, 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: **2,342m²**