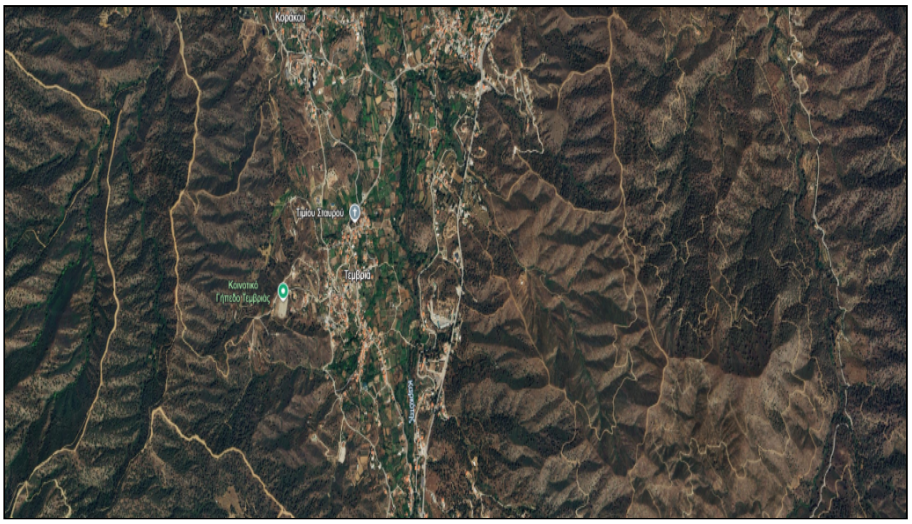


For Sale, Land, Field, Nicosia, Evrychou, 3,011m²

For Sale : **€ 105,000**

Description
For Sale Residential Land In Evrychou, Nicosia
An excellent opportunity to acquire a residential field in the picturesque village of Evrychou, Nicosia. Extending to 3,011 m², this attractive property offers excellent development potential in one of the district's most scenic mountain communities, making it an ideal choice for developers, investors or private buyers seeking a peaceful residential environment with strong long-term value.
The property falls entirely within the H4 Residential Planning Zone (100%) and benefits from a 40% building density and 25% coverage factor. These favourable planning parameters allow for the development of detached houses, spacious 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 8.3 metres.
A key advantage of the property is its registered road frontage, ensuring immediate and convenient access while maximising its development potential. The generous land area provides excellent flexibility for residential planning while maintaining the privacy, tranquillity and natural beauty that characterise the Solea Valley.
Situated in the charming village of Evrychou, the property enjoys close proximity to supermarkets, schools, traditional taverns, bakeries, pharmacies and all essential daily amenities. The surrounding area is renowned for its lush landscapes, mountain scenery, walking trails and authentic Cypriot character, while offering convenient access to both the Troodos Mountains and Nicosia.
The property is situated approximately 1.0 km from Evrychou Village Centre, 5.0 km from Kakopetria, 6.5 km from Galata, 12.0 km from Troodos Forest, 16.0 km from Troodos Square, 42.0 km from Nicosia City Centre and approximately 70.0 km from Limassol.
Combining a generous land area, favourable residential planning parameters, registered road access and a beautiful mountain setting, this property represents an outstanding opportunity for residential development or long-term investment in one of Nicosia's most attractive countryside communities.
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: **3,011m²**