

# For Sale, Land, Field, Nicosia, Pera Chorio, 1,464m²

For Sale : **€ 170,000**

**Description**
For Sale Residential Plot In Pera Chorio, Nicosia
An outstanding opportunity to acquire a prime residential plot in the heart of Pera Chorio, Nicosia. Extending to 1,464 m², this exceptional property enjoys a central village location and offers outstanding development potential, making it an ideal investment for developers, investors or private buyers seeking a premium residential asset in one of the district's most desirable communities.
The property falls entirely within the Πα9 Planning Zone (100%) and benefits from an impressive 120% building density and 70% coverage factor. These highly favourable planning parameters allow for the development of detached houses, modern family residences, maisonettes or a 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 7 metres.
A significant advantage of the property is its registered road frontage, ensuring immediate and convenient access while maximising its development potential. Located in the centre of the village, the plot offers exceptional convenience, with shops, cafés, schools and all everyday amenities within walking distance.
Situated in the thriving community of Pera Chorio, the property enjoys excellent connectivity to the Nicosia–Limassol motorway, providing quick access to Nicosia city centre, Larnaca, Limassol and Larnaca International Airport. The surrounding area has experienced continuous residential growth, making it an excellent location for both permanent living and investment.
The property is situated approximately 300 metres from Pera Chorio Village Centre, 500 metres from local schools, 700 metres from supermarkets and essential services, 2.0 km from the Nicosia–Limassol Motorway, 5.0 km from Dali Municipality, 8.5 km from the Mall of Cyprus, 11.0 km from Nicosia City Centre and approximately 30.0 km from Larnaca International Airport.
Combining generous development potential, exceptional planning parameters, registered road access and a prime central location, this property represents an outstanding opportunity for residential development or long-term investment in one of Nicosia's most attractive and fast-growing 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: **Other**
Height: **7**

## Area

Plot Area: **1,464m²**