

For Sale, Land, Field, Nicosia, Alampra, 3,605m²

For Sale : **€ 120,000**

Description
For Sale Residential Land In Alampra, Nicosia
An excellent opportunity to acquire a substantial residential field in the peaceful and steadily developing village of Alampra, Nicosia. Extending to 3,605 m², this exceptional property offers excellent development potential in a tranquil suburban setting, making it an ideal investment for developers, investors or private buyers seeking a valuable residential asset with long-term growth prospects.
The property falls within Κα8 Residential Planning Zone (58%), Δα1 Protection Zone (19%) and Δα2 Protection Zone (23%). The residential portion benefits from a 60% building density and 35% coverage factor, allowing for the development of detached houses, 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 significant advantage of the property is its registered road frontage, ensuring immediate and convenient access while enhancing its development potential. The generous size of the field, combined with its favourable planning characteristics, offers flexibility for quality residential development while preserving the surrounding natural environment.
Situated in the charming village of Alampra, the property enjoys close proximity to supermarkets, schools, bakeries, pharmacies and all essential daily amenities. Its strategic location provides excellent connectivity to the Nicosia–Limassol motorway, offering quick access to Nicosia city centre, Larnaca, Limassol and Larnaca International Airport.
The property is situated approximately 1.5 km from Alampra Village Centre, 3.0 km from the Nicosia–Limassol Motorway, 5.5 km from Dali Municipality, 8.0 km from the Mall of Cyprus, 10.0 km from Athalassa National Forest Park, 14.0 km from Nicosia City Centre and approximately 32.0 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 long-term investment in one of Nicosia's emerging residential 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: **10**

Area

Plot Area: **3,605m²**