

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 360m²

For Sale : **€ 50,000**

Description
Prime Residential Half-Plot in Kokkinotrimithia: High-Value Development Opportunity

This exceptional residential half-plot is perfectly situated in the heart of Kokkinotrimithia, Nicosia, offering a rare combination of village charm and high development potential. Located just steps away from the historic Agios Mamantos Church and within walking distance of all essential village amenities, this location is ideal for those seeking a vibrant community atmosphere. For investors and homebuyers searching for land for sale near Nicosia, this plot provides a strategic entry point into a rapidly growing residential zone.
Versatility and Yield Potential: Small Development & High-Value Living

With a robust Building Density of 90%, this 360 m² plot represents a balanced opportunity between Small Development and High-Value Living. This density is particularly attractive for savvy investors looking for a high-yield Cyprus real estate investment, as it allows for the efficient use of space without sacrificing the quality of the residential environment.

The 50% cover factor and 8.3m height allowance (2 floors) provide the architectural flexibility to design a modern, spacious family home or a pair of high-end apartments. As a G&P Lazarou trusted properties listing, this plot offers the added benefit of being VAT-exempt, significantly reducing the initial acquisition cost and increasing the overall ROI. Whether you are looking for plots of land for sale in Kokkinotrimithia for a personal project or a strategic flip, this site delivers exceptional versatility.
Key Features

- Location: Kokkinotrimithia, Nicosia (Residential Zone H2)
- Size: 360 m² (Half-Plot)
- Building Density: 90%
- Coverage Factor: 50%
- Maximum Height: 8.3m (2 Floors)
- Nearby Landmarks: Agios Mamantos Church, Neo Plaza, and Kokkinotrimithia Village Center.
- Additional Benefit: Registered road access and NO VAT

Details

Property Type: **Land** | Status: **Available** | Website

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **8**

Area

Plot Area: **360m²**