

For Sale, Land, Field, Nicosia, Nisou, 2,797m²

For Sale : **€ 250,000**

Description
For Sale Residential Land In Nisou, Nicosia
An excellent opportunity to acquire a substantial residential field in the rapidly developing community of Nisou, Nicosia. Extending to 2,797 m², this exceptional property offers excellent development potential in one of the capital's most strategically located suburban areas, making it an ideal investment for developers, investors or private buyers seeking a high-value residential asset with outstanding connectivity.
The property falls entirely within the Κα8 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, 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.
A significant advantage of the property is its registered road frontage, providing immediate and convenient access while enhancing its development potential. The generous size of the field, combined with its favourable planning characteristics, offers excellent flexibility for a variety of residential developments in a peaceful and well-established neighbourhood.
Situated in Nisou, the property enjoys easy access to supermarkets, schools, bakeries, pharmacies, restaurants and all essential daily amenities. Its strategic location provides direct connectivity to the Nicosia–Limassol motorway, allowing quick access to Nicosia city centre, Larnaca, Limassol and Larnaca International Airport.
The property is situated approximately 1.5 km from Nisou Village Centre, 2.5 km from the Nicosia–Limassol Motorway, 5.0 km from the Mall of Cyprus, 5.5 km from the General Hospital of Nicosia, 6.0 km from Athalassa National Forest Park, 8.0 km from Nicosia City Centre and approximately 35.0 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 most promising suburban 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: **2,797m²**