

For Sale, Land, Field, Nicosia, Kokkinotrimithia, 1,060m²

For Sale : **€ 80,000**

Description
For Sale Residential Land In Kokkinotrimithia, Nicosia
An excellent opportunity to acquire residential land in the peaceful and steadily developing community of Kokkinotrimithia, Nicosia. This property offers outstanding residential development potential in one of the capital's most desirable suburban locations, making it an ideal choice for developers, investors or private buyers seeking a valuable long-term investment with excellent accessibility.
The property benefits from a 90% building density and 50% coverage factor, allowing for the construction of up to 2 floors with a maximum building height of 8.3 metres, subject to obtaining the necessary permits and approvals. These favourable planning characteristics make it suitable for detached houses, luxury villas or a small residential development.
A significant advantage of the property is its registered road frontage, providing immediate and convenient access while enhancing the property's development potential. Situated in a quiet residential area, it combines the tranquillity of village living with excellent connectivity to the capital and the surrounding road network.
Located in Kokkinotrimithia, the property enjoys close proximity to supermarkets, schools, bakeries, pharmacies, restaurants and all essential daily amenities. It also offers excellent access to the Nicosia–Troodos motorway, the University of Nicosia, Nicosia Mall and the city centre, making it an attractive option for both owner-occupiers and investors.
The property is situated approximately 1.5 km from Kokkinotrimithia Village Centre, 3.5 km from Neo Plaza Shopping Centre, 5.0 km from the University of Nicosia, 5.5 km from the European University Cyprus, 6.5 km from Nicosia Mall, 7.0 km from the GSP Stadium and approximately 10.0 km from Nicosia City Centre.
Combining favourable residential planning parameters, registered road access and an excellent suburban location, this property represents an outstanding opportunity for residential development or long-term investment in one of Nicosia's fastest-growing residential areas.
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: **1,060m²**