

For Sale, Land, Field, Nicosia, Koutrafas Kato, 381m²

For Sale : **€ 89,000**

Description
For Sale Residential Land In Kato Koutrafas, Nicosia
An excellent opportunity to acquire a residential plot in the peaceful village of Kato Koutrafas, Nicosia. Extending to 381 m², this property offers excellent residential development potential in a quiet village setting, making it an ideal choice for private buyers, developers or investors seeking a valuable asset in one of the district's charming rural communities.
The property falls entirely within the H1 Residential Planning Zone (100%) and benefits from an impressive 120% building density and 85% coverage factor. These favourable planning parameters allow for a wide range of residential developments, including a spacious family home or a small residential building, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 3 floors with a maximum building height of 11.4 metres.
A key advantage of the property is its registered road frontage, providing immediate and convenient access. Its planning characteristics maximise development potential while the surrounding area offers a peaceful residential environment with the authentic charm of village life.
Situated in Kato Koutrafas, the property enjoys easy access to nearby schools, supermarkets, bakeries, pharmacies and all essential daily amenities. It also benefits from excellent road connections to Astromeritis, Morphou and Nicosia, making commuting both easy and convenient.
The property is situated approximately 1.0 km from Kato Koutrafas Village Centre, 4.0 km from Astromeritis, 7.0 km from Morphou (Güzelyurt), 12.0 km from the Troodos Road Junction, 18.0 km from Kakopetria and approximately 30.0 km from Nicosia City Centre.
Combining favourable residential planning parameters, registered road access and a peaceful village location, this property represents an excellent opportunity for residential development or long-term investment.
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: **11**

Area

Plot Area: **381m²**