

For Sale, Land, Field, Nicosia, Lympia, 8,360m²

For Sale : **€ 330,000**

Description
For Sale Residential Land In Lympia, Nicosia
An exceptional opportunity to acquire a substantial residential field in the peaceful and rapidly developing village of Lympia, Nicosia. Extending to 8,360 m², this impressive property offers excellent development potential together with outstanding accessibility, making it an ideal investment for developers, investors or private buyers seeking a large residential landholding in a strategic location.
The property falls within Κα6 Residential Planning Zone (81%) and Δα2 Protection Zone (19%). The residential portion benefits from an impressive 90% building density and 50% coverage factor, allowing for a wide variety of residential developments, including detached houses, luxury villas, townhouse complexes or a small 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.
One of the property's greatest advantages is its registered road frontage, ensuring immediate and convenient access. Furthermore, the field borders the Nicosia–Larnaca motorway, offering exceptional connectivity to Nicosia, Larnaca, Limassol and Larnaca International Airport. This strategic location significantly enhances both the property's residential appeal and its long-term investment value.
Situated in a quiet yet well-connected area of Lympia, the property enjoys close proximity to supermarkets, schools, bakeries, pharmacies and all everyday amenities. The surrounding area continues to experience steady residential growth while preserving its peaceful village character.
The property is situated approximately 1.5 km from Lympia Village Centre, 3.0 km from local schools, 3.5 km from supermarkets and essential services, 0.3 km from the Nicosia–Larnaca Motorway, 10.0 km from Athienou, 18.0 km from Nicosia City Centre and approximately 28.0 km from Larnaca International Airport.
Combining a generous land area, favourable planning parameters, registered road access and direct motorway frontage, this property represents an outstanding opportunity for residential development or long-term investment in one of Nicosia's most strategically positioned 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: **8,360m²**

Further Details

Corner Plot