

For Sale, Land, Field, Nicosia, Pedoulas, 5,017m²

For Sale : **€ 430,000**

Description
For Sale Residential Land In Pedoulas, Nicosia
An exceptional opportunity to acquire a premium residential field in the picturesque mountain village of Pedoulas, Nicosia. Extending to 5,017 m², this outstanding property combines excellent development potential with the breathtaking natural beauty of the Troodos Mountains, making it an ideal investment for developers, investors or private buyers seeking a high-value residential project in one of Cyprus' most sought-after mountain destinations.
The property falls entirely within the H2 Residential Planning Zone and benefits from an impressive 90% building density and 50% coverage factor. Development regulations permit construction of up to 2 storeys with a maximum building height of 8.3 metres, offering excellent flexibility for a wide range of residential developments.
A major advantage of this property is that it already benefits from approved planning permission for the construction of 18 apartments or 6 detached houses, significantly reducing development time and adding immediate value for investors. In addition, the property is offered with a Clear Title Deed, allowing for a straightforward and secure transfer.
Situated in the heart of Pedoulas, the property enjoys spectacular mountain scenery, fresh alpine air and the authentic charm of one of Cyprus' most famous mountain villages. The area is renowned for its cherry orchards, traditional architecture, nature trails and year-round tourism, making it an attractive location for both permanent residences and holiday homes.
The property is situated approximately 1.0 km from Pedoulas Village Centre, 5.0 km from Prodromos, 9.0 km from Troodos Mountain Resort, 12.0 km from Kykkos Monastery, 14.0 km from Mount Olympus, 48.0 km from Nicosia City Centre and approximately 72.0 km from Limassol.
Combining excellent residential planning parameters, approved development permission, a clear title deed and a spectacular mountain setting, this property represents a rare investment opportunity in one of Cyprus' most desirable mountain 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: **8**

Area

Plot Area: **5,017m²**