

For Sale, Land, Field, Nicosia, Episkopeio, 2,007m²

For Sale : **€ 105,000**

Description
For Sale Residential Corner Land In Episkopeio, Nicosia
An outstanding opportunity to acquire a corner residential field in the peaceful and picturesque village of Episkopeio, Nicosia. Extending to 2,007 m², this property offers excellent development potential in a tranquil residential environment, making it an ideal choice for developers, investors or private buyers seeking to build a family residence or secure a valuable long-term investment in one of Nicosia's most attractive suburban communities.
The property falls entirely within the H4 Residential Planning Zone (100%) and benefits from a 40% building density and 25% coverage factor. These planning parameters allow for the development of detached houses, luxury villas or other low-density residential projects, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 8.3 metres.
The property enjoys a prime corner position with registered road frontage, providing excellent accessibility, greater architectural flexibility, abundant natural light and enhanced long-term value. Its generous dimensions and favourable planning characteristics make it an excellent opportunity for creating a spacious residence with beautifully landscaped outdoor areas.
Located in the charming community of Episkopeio, the property enjoys close proximity to schools, supermarkets, bakeries, pharmacies and all essential daily amenities. It also benefits from excellent connectivity to the Nicosia–Troodos road and Nicosia city centre, while maintaining the tranquillity and quality of village living.
The property is situated approximately 1.0 km from Episkopeio Village Centre, 2.5 km from local schools, 3.5 km from supermarkets and essential services, 5.0 km from Deftera, 7.5 km from the University of Nicosia, 9.0 km from Nicosia Mall and approximately 13.0 km from Nicosia City Centre.
Combining a corner position, registered road access, favourable residential planning parameters and an excellent location, this property represents an exceptional 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: **8**

Area

Plot Area: **2,007m²**

Further Details

Corner Plot