

For Sale, Land, Field, Nicosia, Ergates, 1,310m²

For Sale : **€ 40,000**

Description
For Sale Residential Land In Ergates, Nicosia
An excellent opportunity to acquire residential land in the peaceful community of Ergates, Nicosia. Extending to 1,310 m², this property offers an attractive combination of residential development potential and countryside tranquillity, making it an ideal choice for private buyers, developers or investors seeking a valuable asset in one of Nicosia's steadily growing suburban communities.
The property falls within H4 Residential Planning Zone (55%) and Γ3 Agricultural Planning Zone (45%), offering a balanced combination of development potential and open natural surroundings. It benefits from a 40% building density and 25% 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 planning characteristics make the property suitable for the development of a detached family residence or a countryside home with generous outdoor space.
The land is landlocked, providing enhanced privacy and a peaceful setting away from busy roads. Located in the charming village of Ergates, the property enjoys a quiet environment while remaining within convenient distance of schools, supermarkets, shops and all essential daily amenities. Its strategic location also offers quick access to the Nicosia–Troodos road and the wider road network.
The property is situated approximately 1.5 km from Ergates Village Centre, 3.0 km from local schools, 4.0 km from supermarkets and essential services, 6.0 km from the Cyprus Expo grounds, 8.0 km from the University of Nicosia, 10.0 km from Nicosia Mall and approximately 14.0 km from Nicosia City Centre.
Combining residential development potential, a peaceful countryside environment and excellent accessibility, this property represents an outstanding opportunity for both residential development and 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: **1,310m²**