

For Sale, Land, Field, Nicosia, Alona, 855m²

For Sale : **€ 65,000**

Description
For Sale Residential Land In Alona, Nicosia
An excellent opportunity to acquire a residential field in the picturesque mountain village of Alona, Nicosia. Extending to 855 m², this property offers an exceptional combination of natural beauty, development potential and tranquillity, making it an ideal choice for private buyers, developers or investors seeking to build a permanent residence, holiday home or mountain retreat in one of Cyprus' most charming Troodos foothill communities.
The property falls entirely within the H3 Residential Planning Zone (100%) and benefits from a 60% building density and 35% coverage factor. These favourable planning parameters allow for the construction of a spacious family residence, modern mountain villa, holiday home or guest accommodation, 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.
One of the property's key advantages is that it abuts a registered public road, ensuring direct and convenient access. The property also benefits from a clear Title Deed, allowing for an immediate and straightforward transfer. Positioned in a peaceful location, it enjoys the possibility of beautiful panoramic valley and mountain views while being surrounded by the natural beauty of the Troodos foothills.
The property is situated approximately 0.5 km from Alona Village Centre, 4.5 km from Platanistasa Village, 8.0 km from Askas Village, 10.0 km from the Troodos Forest hiking trails, 14.0 km from Chandria Village, 18.0 km from Kyperounta and approximately 42.0 km from Nicosia City Centre.
Combining excellent residential planning parameters, registered road frontage, clear title deed and an idyllic mountain setting, this property represents an outstanding opportunity to create your dream home or secure a valuable investment in one of Nicosia's most scenic mountain villages.
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: **855m²**

Gallery





















