

For Sale, Land, Field, Nicosia, Episkopeio, 4,682m²

For Sale : **€ 187,000**

Description
For Sale Residential Land In Episkopeio, Nicosia
An excellent opportunity to acquire two adjoining residential fields in the peaceful and highly desirable village of Episkopeio, Nicosia. With a combined area of 4,682 m², these properties offer exceptional development potential in a tranquil residential setting, making them an ideal choice for developers, investors or private buyers seeking a premium land asset with strong long-term value.
The properties fall entirely within the H2 Residential Planning Zone (100%) and benefit from a 90% building density and 50% coverage factor. These favourable planning parameters provide excellent flexibility for the development of detached villas, luxury residences, duplex homes 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 8.3 metres.
One of the property's key advantages is its registered road access, ensuring convenient and direct entry. The generous combined size of the fields offers extensive design flexibility and development opportunities while maintaining comfortable outdoor areas and landscaped surroundings.
Located in the charming community of Episkopeio, the properties enjoy easy access to schools, supermarkets, bakeries, pharmacies and all essential daily amenities. The area combines a peaceful village atmosphere with excellent connectivity to Nicosia and the wider road network, making it increasingly attractive for both residential living and investment.
The properties are situated approximately 1.0 km from Episkopeio Village Centre, 2.0 km from local schools, 3.0 km from supermarkets and essential services, 5.0 km from Deftera, 7.0 km from the Nicosia–Troodos Road, 10.0 km from the University of Nicosia, 12.0 km from Nicosia Mall and approximately 14.0 km from Nicosia City Centre.
Combining a substantial land area, favourable residential planning parameters, registered road access and excellent accessibility, these properties represent an outstanding opportunity in one of Nicosia's most attractive residential 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: **4,682m²**