

For Sale, Land, Field, Nicosia, Pera, 790m²

For Sale : **€ 48,000**

Description
For Sale Residential Land In Pera, Nicosia.
An excellent opportunity to acquire a premium residential field in the heart of the picturesque village of Pera, Nicosia. Extending to 790 m², this property offers exceptional development potential within a peaceful and traditional village environment, making it an ideal choice for private buyers, developers and investors seeking a valuable residential asset in one of the district's most attractive foothill communities.
The property benefits from highly favourable residential planning parameters, offering a building density of 90% and a coverage factor of 50%. These development characteristics allow for excellent utilisation of the land and provide significant flexibility for the construction of a spacious family residence, detached villa, duplex or residential development project, subject to obtaining the necessary planning permits and approvals. Development regulations permit construction of up to 2 storeys with a maximum building height of 8.3 metres.
One of the property's strongest advantages is its central village location, providing immediate access to local amenities while maintaining a quiet and pleasant residential atmosphere. Residents can enjoy walking distance access to traditional tavernas, cafes, shops, churches, schools and community services, embracing the authentic lifestyle and character that make Pera one of the most desirable villages in the Nicosia district.
The property is situated approximately 0.3 km from Pera Village Centre, 0.5 km from local schools and community services, 1.0 km from Panagia Chrysospiliotissa Church, 4.0 km from Kampia Village, 7.0 km from Tamasos Dam, 9.0 km from Machairas Forest, 12.0 km from Machairas Monastery and approximately 24.0 km from Nicosia City Centre.
Combining a central village location, excellent residential planning parameters and strong long-term investment prospects, this property represents an outstanding opportunity to build a dream home or secure a valuable investment in one of Nicosia's most charming and appreciating rural 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: **790m²**