

For Sale, Land, Field, Nicosia, Nisou, 3,958m²

For Sale : **€ 350,000**

Description
For Sale Residential Field In Nisou, Nicosia.
An excellent opportunity to acquire a substantial residential field in the rapidly developing area of Pera Chorio Nisou, Nicosia. Extending to 3,958 m², this property offers exceptional development potential in one of the capital's most strategically positioned residential corridors. Combining a peaceful village environment with immediate access to the motorway network, the field represents an ideal choice for developers, investors and private buyers seeking a valuable residential asset with strong long-term growth prospects.
The property benefits from favourable residential planning parameters, featuring a building density of 60% and a coverage factor of 35%. These development characteristics provide excellent flexibility for the construction of a spacious detached villa, modern family residence with swimming pool, duplex development or a small residential project comprising maisonettes or apartments, subject to obtaining the relevant planning permits. Development regulations permit construction of up to 2 storeys with a maximum building height of 10 metres, allowing for a wide range of architectural possibilities.
One of the property's strongest advantages is its close proximity to the Nicosia–Limassol motorway, providing fast and convenient access to Nicosia city centre, Larnaca, Limassol and Larnaca International Airport. The area continues to experience strong residential demand and sustained development activity, further enhancing the property's investment appeal and future value.
Situated within an established residential environment, the field enjoys easy access to schools, supermarkets, bakeries, pharmacies and all essential daily amenities while maintaining the tranquillity and community atmosphere that characterise Pera Chorio Nisou.
The property is situated approximately 1.5 km from Pera Chorio Nisou Community Centre, 2.0 km from local schools, 2.5 km from supermarkets and essential services, 3.0 km from the Nicosia–Limassol Motorway, 5.0 km from the Mall of Cyprus, 6.0 km from Athalassa National Forest Park, 7.0 km from Nicosia General Hospital, 8.0 km from the University of Cyprus and approximately 11.0 km from Nicosia City Centre.
Combining generous dimensions, favourable residential planning parameters, excellent motorway connectivity and strong long-term investment prospects, this property represents an outstanding opportunity in one of Nicosia's fastest-growing residential areas.
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: **10**

Area

Plot Area: **3,958m²**