

For Sale, Land, Field, Nicosia, Malounta, 2,600m²

For Sale : **€ 170,000**

Description
For Sale Residential Plot In Malounta, Nicosia.
An exceptional opportunity to acquire a prime corner residential field in the picturesque village of Malounta, Nicosia. With a generous land area of 2,600 m², this property offers outstanding development potential and represents an ideal choice for developers, investors or private buyers seeking a premium residential asset in a peaceful countryside setting with excellent accessibility to the capital.
The property falls entirely within the H2 Residential Planning Zone, benefiting from a highly attractive 90% building density and 50% coverage factor. These favourable planning parameters allow for the construction of up to 2 storeys with a maximum building height of 8.3 metres, providing excellent flexibility for the development of spacious detached residences, luxury villas, duplex homes or a small residential project, subject to the relevant planning permits.
One of the property's most significant advantages is its corner position with registered road frontage on two sides. This highly desirable characteristic offers superior accessibility, enhanced privacy, greater natural light penetration and increased architectural flexibility, further enhancing the development potential and market appeal of the property.
Situated in a tranquil location surrounded by beautiful natural scenery, the field enjoys breathtaking mountain views and a peaceful atmosphere that perfectly captures the authentic charm of rural Cyprus. Despite its serene environment, the property remains conveniently connected to major road networks and nearby communities.
The property is situated approximately 0.8 km from Malounta Village Centre, 5.0 km from Klirou, 7.0 km from Palechori Road connections, 9.0 km from Deftera, 10.0 km from Kampia, 12.0 km from the Machairas foothill region, 14.0 km from Kokkinotrimithia, 16.0 km from Nicosia Mall and approximately 18.0 km from Nicosia City Centre.
Combining a premium corner position, registered road frontage, panoramic mountain views, strong development potential and excellent accessibility, this property represents an outstanding residential investment opportunity in one of Nicosia district's most attractive foothill 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: **2,600m²**

Further Details

Corner Plot