

For Sale, Land, Field, Nicosia, Agia Varvara, 3,560m²

For Sale : **€ 220,000**

Description
For Exchange Residential Land In Agia Varvara, Nicosia.
An excellent opportunity to acquire through exchange a substantial residential field in the rapidly developing community of Agia Varvara, Nicosia. With a total land area of 3,560 m², this property offers exceptional development potential, making it an ideal choice for developers, investors and private buyers seeking a valuable residential asset in a peaceful location with excellent accessibility to the capital and major highway networks.
The property falls within a Residential Planning Zone benefiting from a 90% building density, 50% coverage factor, permission for development of up to 2 storeys and a maximum building height of 10 metres. These highly favourable planning parameters provide excellent flexibility for the construction of spacious family residences, detached villas with swimming pools, duplex homes or a small apartment development, subject to the relevant planning permits.
A key advantage of the property is its direct frontage onto a registered public road, ensuring excellent accessibility and facilitating the development process. The generous land area combined with the favourable planning regulations significantly enhances the property's investment appeal and future development prospects.
Situated in the growing residential area of Agia Varvara, the property enjoys easy access to local amenities and services while maintaining a pleasant suburban atmosphere. The area is increasingly popular among families and investors due to its strategic location and convenient connectivity to Nicosia and neighbouring districts.
The property is situated approximately 1.0 km from Agia Varvara Village Centre, 4.0 km from Alampra, 5.0 km from the Nicosia–Limassol Motorway, 6.5 km from Potamia, 8.5 km from Dali Municipality Centre, 10.0 km from the University of Cyprus, 11.0 km from Athalassa National Forest Park, 12.0 km from the Mall of Cyprus and approximately 15.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, registered road access and excellent accessibility, this property represents an outstanding exchange and investment opportunity in one of the district's attractive residential locations.
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 discuss exchange possibilities or 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: **3,560m²**