

For Sale, Land, Field, Nicosia, Peristerona, 2,342m²

For Sale : **€ 130,000**

Description
For Sale Residential Land In Peristerona, Nicosia.
An excellent opportunity to acquire a substantial residential field in the picturesque community of Peristerona, Nicosia. With a total land area of 2,342 m², this property offers excellent development potential, making it an ideal choice for private homeowners, developers and investors seeking a valuable residential asset in a peaceful countryside setting with convenient access to the capital.
The property falls entirely within the H3 Residential Planning Zone, benefiting from a 60% building density, 35% coverage factor, permission for development of up to 2 storeys, and a maximum building height of 8.3 metres. These favourable planning parameters provide excellent flexibility for the construction of a spacious family residence, detached villa with swimming pool, guest house or a low-density residential development, subject to the relevant planning permits.
A key advantage of the property is its registered road access, ensuring convenient 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 one of the most charming rural communities of the Nicosia district, the property enjoys easy access to local amenities and services while maintaining a tranquil countryside atmosphere. Peristerona is renowned for its traditional character, natural beauty and strong long-term growth potential.
The property is situated approximately 1.5 km from Peristerona Village Centre, 3.5 km from the Church of Saints Barnabas and Hilarion, 5.0 km from Astromeritis, 7.0 km from Akaki, 8.5 km from the Solea Valley region, 10.0 km from Kokkinotrimithia, 12.0 km from Nicosia Mall and approximately 18.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, registered road access and a peaceful countryside setting, this property represents an outstanding investment opportunity in one of the most attractive residential communities of the Nicosia district.
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: **2,342m²**