

For Sale, Land, Field, Nicosia, Meniko, 2,063m²

For Sale : **€ 60,000**

Description
For Sale Residential Land In Meniko, Nicosia.
An excellent opportunity to acquire a substantial residential field in the community of Meniko, Nicosia. With a total land area of 2,063 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 and steadily developing location.
The property falls entirely within the H2 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 8.3 metres. These highly favourable planning parameters provide excellent flexibility for the construction of spacious family residences, detached houses or a residential development project, subject to the relevant planning permits.
The property is currently landlocked; however, there is an ongoing process regarding the acquisition of a right of way, which may further enhance the property's accessibility and future development prospects. Its generous land area and favourable planning regulations significantly strengthen its investment appeal.
Situated in the peaceful community of Meniko, the property enjoys proximity to local amenities and services while maintaining a tranquil countryside atmosphere. The area offers convenient access to neighbouring villages and the wider Nicosia district, making it an attractive location for residential development.
The property is situated approximately 1.0 km from Meniko Village Centre, 4.5 km from Kokkinotrimithia, 6.0 km from Nicosia Mall, 7.5 km from the Church of Agios Kyprianos and Agia Ioustina, 8.0 km from the A9 Motorway, 9.5 km from the University of Nicosia, 11.0 km from Neo Plaza and approximately 15.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, substantial land area and strong development potential, this property represents an attractive investment opportunity in one of the district's growing residential 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: **2,063m²**