

For Sale, Land, Field, Nicosia, Potamia, 3,011m²

For Sale : **€ 120,000**

Description
For Sale Residential Land In Potamia, Nicosia.
An excellent opportunity to acquire a substantial residential field in the community of Potamia, Nicosia. With a total land area of 3,011 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.
The property falls entirely 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 8.3 metres. These 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.
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 a peaceful residential environment, the property enjoys easy access to local amenities and services while maintaining convenient connectivity to the wider Nicosia district. Potamia is a well-established community that combines rural charm with practical accessibility to major urban centres.
The property is situated approximately 1.0 km from Potamia Village Centre, 3.5 km from Dali Municipality Centre, 5.0 km from the Nicosia–Larnaca Motorway, 7.5 km from the University of Cyprus, 8.5 km from Athalassa National Forest Park, 9.0 km from the Mall of Cyprus, 9.5 km from Nicosia General Hospital, 11.0 km from the GSP Stadium and approximately 13.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, registered road access and excellent accessibility, this property represents an outstanding 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 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: **3,011m²**