

For Sale, Land, Field, Nicosia, Alampra, 3,679m²

For Sale : **€ 140,000**

Description
For Sale Residential Land In Alampra, Nicosia.
An excellent opportunity to acquire a substantial residential field in the growing community of Alampra, Nicosia. With a total land area of 3,679 m², this property offers outstanding development potential, making it an ideal choice for developers, investors and private buyers seeking a valuable residential asset in a peaceful location with excellent access to major transportation routes.
The property falls entirely within the Kα8 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 10 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.
Situated in a quiet residential environment, the property combines suburban tranquillity with practical accessibility to nearby services and amenities. Alampra is a rapidly developing area that offers convenient connections to Nicosia, Larnaca and Limassol through the nearby motorway network.
The property is situated approximately 1.2 km from Alampra Village Centre, 2.5 km from the Nicosia–Limassol Motorway (A1), 4.8 km from Lympia, 7.5 km from Dali Municipality Centre, 9.5 km from the University of Cyprus, 10.5 km from the Mall of Cyprus, 11.0 km from Nicosia General Hospital and approximately 14.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, substantial land area and excellent accessibility, this property represents an attractive investment opportunity in one of Nicosia's steadily developing residential areas.
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: **10**

Area

Plot Area: **3,679m²**