

For Sale, Land, Field, Nicosia, Mammari, 1,041m²

For Sale : **€ 40,000**

Description
For Sale Residential Land In Mammari, Nicosia.
An excellent opportunity to acquire a residential field in the peaceful and expanding community of Mammari, Nicosia. With a total land area of 1,041 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 quiet village setting with convenient access to the capital.
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, subject to the relevant planning permits.
Situated in a peaceful residential environment, the property combines village tranquillity with practical accessibility to nearby services and amenities. Mammari offers a relaxed lifestyle while remaining well connected to neighbouring communities, major road networks and the wider Nicosia district.
The property is situated approximately 0.9 km from Mammari Village Centre, 3.2 km from Kokkinotrimithia, 4.8 km from the A9 Motorway, 6.8 km from Neo Plaza, 8.2 km from Nicosia Mall, 9.8 km from the Cyprus State Fair Grounds, 12.0 km from the University of Nicosia and approximately 15.5 km from Nicosia City Centre.
Combining a desirable residential zoning designation, generous land area and excellent accessibility, this property represents an attractive investment opportunity in one of Nicosia's peaceful and steadily developing 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: **1,041m²**