

For Sale, Land, Field, Nicosia, Tseri, 1,505m²

For Sale : **€ 110,000**

Description
For Sale Residential Land In Tseri, Nicosia.
An excellent opportunity to acquire a substantial residential field in the rapidly developing municipality of Tseri, Nicosia. With a total land area of 1,505 m², this property offers exceptional development potential, making it an ideal choice for developers, investors and private buyers seeking a valuable residential asset in one of the capital's most expanding suburban areas.
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 detached houses, residential developments or a modern housing project within a low-density residential environment.
A significant advantage of the property is its anticipated connection to the official road network through ongoing development in the adjacent area. This forthcoming infrastructure enhancement is expected to improve accessibility and further strengthen the property's development prospects and long-term investment value.
Situated in a peaceful residential location, the property enjoys convenient access to everyday amenities while maintaining excellent connectivity to the wider Nicosia district. Tseri has become one of the capital's most attractive residential communities, offering a balance between suburban living and urban accessibility.
The property is situated approximately 1.3 km from Tseri Municipality Centre, 2.1 km from Tseri Primary School, 3.5 km from Athalassa National Forest Park, 4.8 km from the University of Cyprus, 5.8 km from the Mall of Cyprus, 6.2 km from Nicosia General Hospital, 7.5 km from the GSP Stadium and approximately 9.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, substantial land area and strong future development prospects, this property represents an outstanding investment opportunity in one of Nicosia's fastest-growing 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: **1,505m²**