

For Sale, Land, Field, Nicosia, Alampra, 5,017m²

For Sale : **€ 80,000**

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 5,017 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 access to the capital and surrounding districts.
The property falls entirely within the Κα8 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 well-planned housing project within a low-density residential environment.
Situated in a tranquil residential setting, the property combines countryside living with convenient accessibility to nearby amenities and major transport routes. Its generous size allows for versatile development options, landscaped outdoor areas and comfortable living spaces while maintaining the area's attractive suburban character.
The property is situated approximately 1.5 km from Alampra Village Centre, 3.5 km from Dali Municipality Centre, 4.0 km from the Nicosia–Limassol Motorway (A1), 6.5 km from Athalassa National Forest Park, 8.0 km from Nicosia General Hospital, 9.0 km from the Mall of Cyprus, 10.5 km from the University of Cyprus, 12.0 km from the GSP Stadium and approximately 14.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, extensive land area and excellent accessibility, this property represents an outstanding investment opportunity in one of Nicosia's 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: **10**

Area

Plot Area: **5,017m²**