

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 731m²

For Sale : **€ 99,000**

Description
For Sale Residential Plot In Kokkinotrimithia,Nicosia
Prime Residential Plot for Developers!
Located in a highly strategic and central residential area of Nicosia, this premium 641 sq.m. residential plot offers an absolutely exceptional opportunity! It represents a highly valuable, functional asset specifically ideal for developers looking to construct a landmark multi-story apartment building right near the capital's main arteries!
Powerful Development Potential
This remarkable property features a highly advantageous Kα3 residential planning zone, granting a powerful 140% building density and a 50% coverage factor! With allowances for up to 4 floors, it provides the ultimate foundation to design and construct a substantial architectural project, such as a luxurious multi-unit residential complex! The perfectly sized 641 sq.m. plot ensures optimal space for an impressive building footprint alongside essential parking facilities to maximize your investment return!
Key Property Features
Property Type: Residential Plot
Plot Area: 641 sq.m.
Planning Zone: Kα3 (100% Residential)
Building Density: 140%
Coverage Ratio: 50%
Max Floors: 4 Floors
Ideal For: Multi-story apartment development
Nearby Landmarks
Conveniently located for a vibrant and active urban routine, this exceptional plot is exceptionally well-positioned! Future residents will enjoy immediate access to:
Major commercial avenues with premium retail shops, cafes, and restaurants!
The University of Cyprus and Frederick University for immense student housing potential!
Academias Park for a relaxing outdoor walk or exercise!
Top-tier local supermarkets, traditional bakeries, and essential daily services right in the neighborhood!
The BMH Military Camp area and surrounding services!
Highly efficient and straightforward access directly into the Nicosia city center and the main highway network!
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: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **731m²**