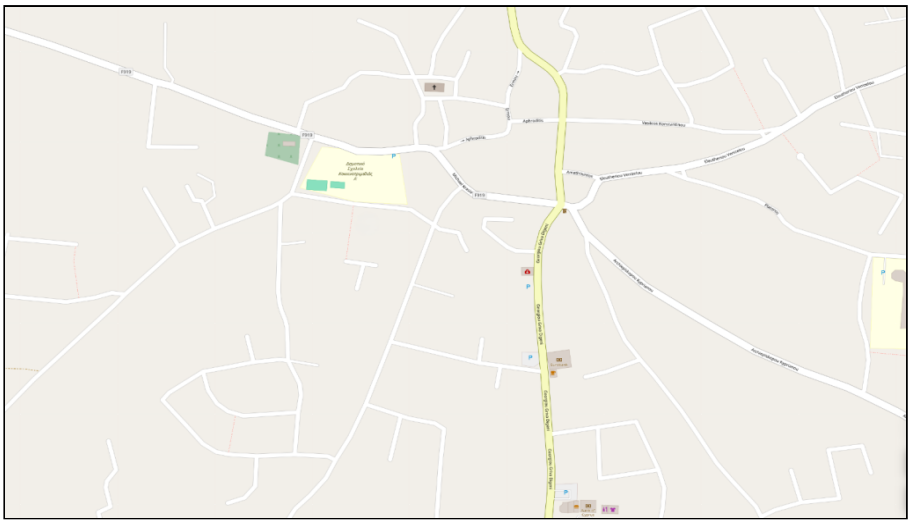


For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 576m²

For Sale : **€ 168,300**

Description
For Sale Residential Plot In Kokkinotrimithia,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional 576 sq.m. residential plot, perfectly situated in the rapidly developing and family-friendly community of Kokkinotrimithia. This property represents a top-tier residential proposal and a solid, highly functional asset i, offering unparalleled potential for those seeking to build a modern home or a profitable residential building. Its strategic location ensures essential daily practicality, providing a secure investment choice in an area characterized by its clean environment, modern infrastructure, and seamless connectivity to the capital and the highway network.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. Falling within the Residential Planning Zone H1, the plot serves your daily routine perfectly with its generous building density of 120% and a coverage factor of 50%. It is flawlessly positioned offering premium modern prospects, allowing for a three-story building, which provides an ideal canvas for a large family residence or a boutique apartment block. The plot's regular shape and level surface facilitate optimized architectural design, ensuring an emotionally rejuvenating living environment in one of Nicosia's most promising suburbs.
Extensive Property Features
Property Type: Residential Plot
Location: Kokkinotrimithia, Nicosia
Plot Area: 576 sq.m.
Planning Zone: H1 (Residential 100%)
Building Density: 120%
Coverage Factor: 50%
Max Floors: 3 Storeys
Infrastructure: Full access to registered public road and modern utility networks
Shape: Regular shape optimized for maximum building efficiency
Investment Value: High-density zone in a high-growth residential area
Environment: Quiet, safe neighborhood ideal for families
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the Nicosia district, the plot is surrounded by top-tier infrastructure:
Neo Plaza Outlets: Located just 2.5 km away, providing essential daily practicality for premier shopping and dining.
Nicosia Mall: A major retail and entertainment landmark reachable within an 8-minute drive (6 km).
Kokkinotrimithia Primary School: Strategic proximity at 1.2 km for quality education and family convenience.
AlphaMega & Lidl: Your primary shopping destinations accessible for your daily routine within 3 km.
Kokkinotrimithia Health Center: An essential medical landmark located 1.5 km away for peace of mind.
Pascal English School: Reachable within a 12-minute drive for elite private education.
A9 Highway Access: Immediate connectivity just 2 km away for seamless travel to Nicosia and the Troodos mountains.
Mammari Nature Park: A nearby green lung for wellness activities and nature escapes situated within 4 km.
Nicosia City Center: Accessible within a 15-20 minute drive for all administrative services.
Local Traditional Bakeries: Located within 0.8 km for your essential daily routine.
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: **11**

Area

Plot Area: **576m²**