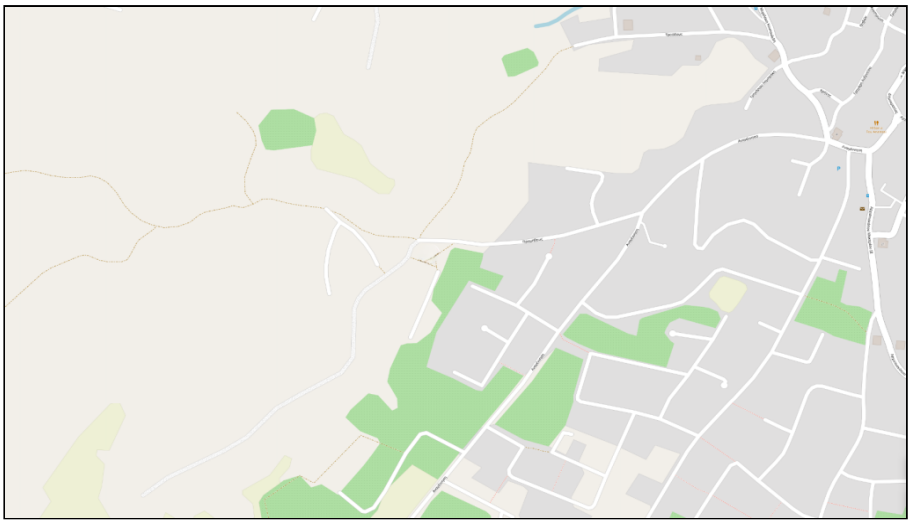


For Sale, Land, Plot, Nicosia, Tseri, 545m²

For Sale : **€ 120,000**

Description
For Sale Residential Plot In Tseri,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional 545 sq.m. residential plot, perfectly situated in the rapidly developing and family-oriented community of Tseri . This property represents a top-tier residential proposal and a solid, highly functional asset , offering unparalleled potential for those seeking to build a custom-designed home in a serene environment. Its strategic location ensures essential daily practicality, providing a secure investment choice in a quiet neighborhood characterized by modern infrastructure and seamless connectivity to both the capital's city center 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 Kα6, the plot serves your daily routine perfectly with its regular shape and favorable building coefficients. It is flawlessly positioned offering premium modern prospects, featuring a generous building density of 90% and a coverage factor of 50%, allowing for a two-story building with a maximum height of 10 meters. This provides an ideal canvas for a magnificent private residence with ample garden space, creating an emotionally rejuvenating living environment in a district known for its clean air and residential tranquility.
Extensive Property Features
Property Type: Residential Plot
Location: Tseri, Nicosia
Plot Area: 545 sq.m.
Planning Zone: Kα6 (Residential 100%)
Building Density: 90%
Coverage Factor: 50%
Max Floors: 2 Storeys
Max Height: 10 Meters
Infrastructure: Full access to registered public road and all modern utility networks
Shape: Level ground and regular shape for optimized architectural design
Investment Value: Located in a high-growth residential zone with rising demand
Environment: Safe, quiet neighborhood ideal for families and wellness
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Tseri, the plot is surrounded by top-tier infrastructure:
Tseri Elementary School: Located just 0.8 km away, providing essential daily practicality for families.
Lidl & AlphaMega Tseri: Your primary shopping destinations accessible for your daily routine within 1.2 km.
Tseri Municipal Hall: A major administrative landmark reachable within 1.5 km.
The Grammar School: Reachable within a 12-minute drive for elite private education.
Nicosia City Center: Accessible within a 15-minute drive, offering the capital's premier services.
Mall of Cyprus & IKEA: Strategic connectivity via a 10-minute drive (9 km).
General Hospital of Nicosia: Strategic proximity at 8 km for healthcare and peace of mind.
A1 Highway Interchange: Immediate connectivity just 4 km away for seamless travel island-wide.
Lakatamia Health Center: Accessible within a 10-minute drive for additional medical services.
Tseri Commercial Hub: Just 1 km away, featuring local cafes, bakeries, and essential retail.
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: **10**

Area

Plot Area: **545m²**