

For Sale, Land, Field, Nicosia, Nisou, 4,181m²

For Sale : **€ 420,000**

Description
For Sale Residential Land In Nisou, Nicosia
A substantial residential field extending to 4,181 sq.m. is available for sale in the highly desirable area of Nisou, Nicosia, offering an outstanding opportunity for residential development in one of the capital's fastest-growing locations. Positioned within a peaceful environment that combines suburban tranquillity with excellent accessibility, the property is ideally suited for investors, developers, or private buyers seeking to create a residential project with strong long-term value and future potential.
The property falls entirely within the Kα8 Residential Planning Zone (100%) and benefits from a building density of 60% and a coverage factor of 35%, allowing for development of up to two floors with a maximum building height of 10 metres. Its generous land area of 4,181 sq.m. provides significant flexibility for the construction of detached residences, luxury villas, or a private residential development, subject to obtaining the necessary planning and building permits. The relatively level topography further enhances the development prospects and facilitates future construction works.
The field enjoys a strategic location with easy access to key amenities and major transport links. It is situated approximately 1 km from the centre of Nisou, around 1.5 km from the Nicosia–Limassol motorway, approximately 1.2 km from supermarkets and everyday services, around 3.5 km from Forum Private School, approximately 7.5 km from the GSP Stadium, about 8.5 km from Nicosia General Hospital, and approximately 9 km from the Mall of Cyprus and IKEA. Its combination of accessibility, residential zoning, and development potential makes this property an attractive opportunity in a continuously expanding area of Nicosia.
If you are interested in exploring more opportunities in the area, you can browse our complete portfolio of residential land for sale in Nicosia through our website by clicking the link below:
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: **4,181m²**