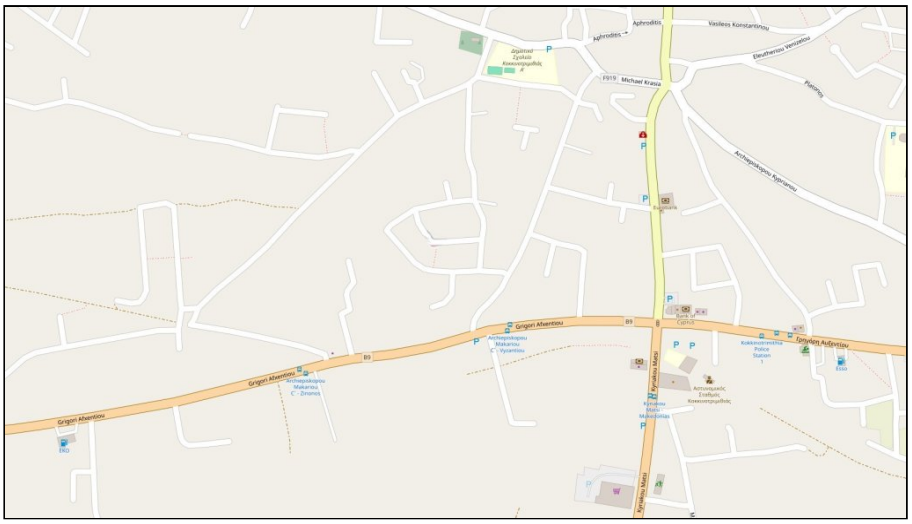

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 561m²

For Sale : **€ 99,000**

Description
For Sale Residential Plot In Kokkinotrimithia,Nicosia
Prime Residential Opportunity in Kokkinotrimithia
Experience an exceptional and highly practical investment opportunity with this residential plot, strategically located in the serene and high-potential area of Kokkinotrimithia, Nicosia. This property represents a top-tier land proposal, offering a solid and highly functional asset for your residential projects or long-term land banking. Designed for investors and individuals who demand the perfect balance of suburban tranquility and strategic location, the plot is situated in a high-demand residential zone. Its strategic position ensures daily practicality for professional and personal routines, making it a secure choice in the expanding western region of Nicosia.
Development Potential & High-Value Land Features
The property features a spacious area of 561 square meters, providing a substantial canvas for specialized residential development. Falling 100% within the H2 residential zone, the plot boasts a building density of 90% and a coverage factor of 50%. With an impressive maximum height allowance of 8.3 meters, investors can construct functional structures up to 2 storeys, ideal for a custom family home or a modern residential complex. This prime land meets the highest standards of modern residential development, offering significant scale and versatility in a growing community.
Extensive Property Features
Property Type: Residential Plot
Location: Kokkinotrimithia, Nicosia
Plot Area: 561 square meters
Planning Zone: H2 (100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 8.3 meters
Land Use: Ideal for residential development or long-term investment
Nearby Landmarks & Amenities
In a convenient location for a vibrant suburban routine in the Kokkinotrimithia area, the property is surrounded by important infrastructure.
Neo Plaza is a major retail and discount outlet destination located just a short distance away.
Nicosia Mall is a primary retail and entertainment hub accessible within a few minutes' drive.
The Superhome Center (Kokkinotrimithia) is a key retail landmark providing essential home and DIY services.
Paliometocho High School is a prominent educational institution serving the local youth and families.
Kokkinotrimithia Primary School is an established community facility for a daily family routine.
Kokkinotrimithia Police Station is a central administrative and safety landmark for the district.
The Nicosia-Troodos Highway is an important navigational artery providing fast access to the capital and the mountains.
Nicosia City Center is a major professional and civic destination easily accessible via the highway.
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: **561m²**