

For Sale, Land, Nicosia, Agia Varvara

For Sale : **€ 85,000**

Description
For Sale Residential Plot In Agia Varvara,Nicosia
Strategic Residential Investment in Agia Varvara
Experience an exceptional and highly practical investment opportunity with this residential field, strategically located in the developing and high-potential area of Agia Varvara, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for the construction of a private home or a long-term investment. Designed for individuals who demand the perfect balance of rural 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 one of the capital's fastest-growing residential communities.
Development Potential & High-Value Residential Features
The property features a well-proportioned area of 809 square meters, providing a substantial canvas for a modern residential project. Falling entirely within the Kα8 residential zone (100%), the plot offers a building density of 60% and a coverage factor of 35%, meeting high standards for architectural versatility. With a maximum height allowance of 10 meters and permission for 2 storeys, this prime residential space meets the essential requirements for those looking to build a custom residence of significant scale. The property benefits from access via a registered road, offering significant potential in a quiet neighborhood known for its quality atmosphere and immediate access to necessary suburban amenities.
Extensive Property Features
Property Type: Residential Field
Location: Agia Varvara, Nicosia
Plot Area: 809 square meters
Planning Zone: Kα8 (100%)
Building Density: 60%
Coverage Factor: 35%
Max Floors: 2
Max Height: 10 meters
Road Access: Registered Road
Land Use: Ideal for private residency or residential development
Nearby Landmarks & Amenities
In a convenient location for a vibrant lifestyle in the Agia Varvara area, the property is surrounded by important infrastructure.
The Nicosia-Limassol Highway is an important navigational artery accessible within a 5-minute drive.
The Church of Agia Varvara is a primary historical and religious landmark situated within the immediate community.
Alampra Village is a prominent neighboring community providing essential local services and traditional dining.
The Mall of Cyprus is a world-renowned retail and entertainment destination accessible within a 15-minute drive.
General Hospital of Nicosia is a major healthcare facility providing world-class medical services nearby.
Idalion Archaeological Site is a significant historical landmark located within the wider district.
Carlsberg Brewery is a prominent industrial and commercial landmark situated nearby.
Nicosia City Center is a primary professional and civic destination easily accessible via 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