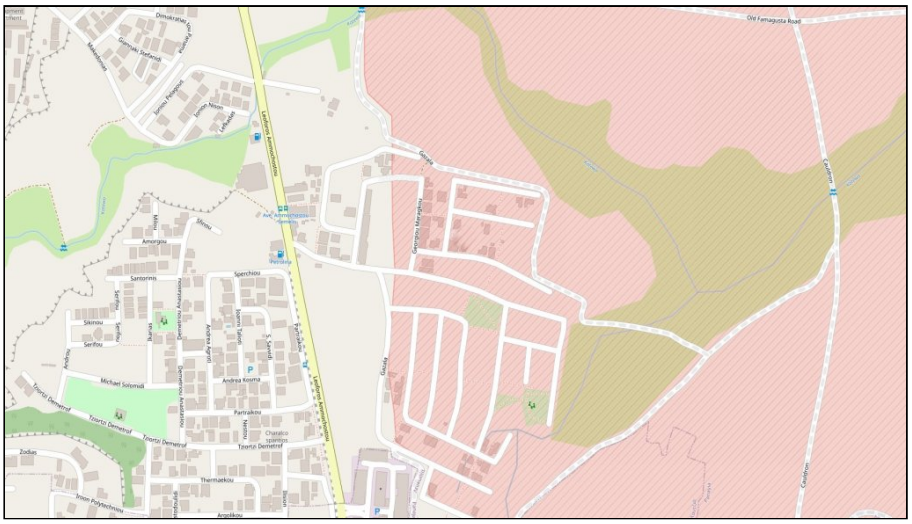


For Sale, Land, Plot, Nicosia, Panagia, 522m²

For Sale : **€ 210,000**

Description
For Sale Residential Plot In Panagia,Nicosia
Strategic Residential Investment in Panagia
Experience an exceptional and highly practical investment opportunity with this prime residential plot, strategically located in the high-potential area of Panagia, Nicosia. This property represents a top-tier residential proposal, offering a solid and highly functional asset for residential development or a long-term investment. Designed for investors who demand the perfect balance of urban central proximity and strategic location, the plot is situated in a high-demand zone. Its strategic position ensures daily practicality for professional and personal routines, making it a secure choice in one of the capital's most established and well-connected districts.
Development Potential & High-Value Residential Features
The property features a significant area of 522 square meters, providing a substantial canvas for a modern residential project. Falling within the Kα6 planning zone, the land offers a building density of 90% and a cover factor of 50%, meeting high standards for architectural versatility. With a maximum height allowance of 10 meters across 2 storeys, this prime residential space meets the essential requirements for those looking to create a custom residence or a small complex of homes. Whether for a development project or a strategic addition to a real estate portfolio, this plot offers significant potential in an area known for its quality atmosphere and immediate access to a registered road and necessary urban services.
Extensive Property Features
Property Type: Residential Plot
Location: Panagia, Nicosia
Plot Area: 522 square meters
Planning Zone: Kα6 (100%)
Building Density: 90%
Cover Factor: 50%
Storeys Max Floor: 2
Height: 10m
Access: Registered Road
Land Use: Ideal for residential development or investment
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the Panagia area, the property is surrounded by important infrastructure.
The University of Cyprus (UCY) is a world-renowned academic landmark situated within a short distance.
Athalassa National Forest Park is a major green landmark for recreation and scenery accessible nearby.
Pallouriotissa High School is a primary educational landmark providing essential services for families within the district.
The Archbishop Makarios III Cultural Foundation is a significant historical and cultural landmark located nearby.
Larnacos Avenue is a primary commercial artery offering all local amenities within close proximity.
The Sopaz Industrial Area is a prominent commercial and administrative landmark situated in the wider district.
St. John's Cathedral is a significant historical and religious landmark located within a short drive.
Nicosia City Center is a primary professional and civic destination easily accessible from the property.
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: **522m²**