

For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 560m²

For Sale : **€ 120,000**

Description
For Sale Residential Plot In Kokkinotrimithia,Nicosia
Strategic Residential Investment in Kokkinotrimithia
Experience an exceptional and highly practical investment opportunity with this premium residential plot, strategically located in the high-potential and rapidly expanding district of Kokkinotrimithia, Nicosia. This property represents a top-tier land proposal, offering a solid and highly functional asset of 560 square meters for developing a custom residential project or as a high-yield investment. Designed for individuals or developers who demand the perfect balance of suburban premium living and strategic location, the plot is situated in a high-demand residential development zone. Its strategic position ensures a seamless daily routine, making it a secure choice in one of the capital's most dynamic, family-friendly, and well-connected neighborhoods.
Development Potential & High-Value Architectural Features
The property features an outstanding canvas for immediate development, spanning a total plot area of 560 square meters, which guarantees optimal architectural layout flexibility. Falling 100% within the highly sought-after H2 Residential Planning Zone, the land offers an incredibly efficient building density of 90% and a coverage factor of 50%. These premium planning parameters allow for the construction of a prominent 2-storey residential building with a maximum height of 8.3 meters, subject to the relevant planning permissions. This makes it an ideal opportunity for the creation of a grand family villa or a premium residential development that benefits from the area's excellent building coefficients, generous square proportions, and clean suburban atmosphere.
Extensive Property Features
Property Type: Residential Plot
Location: Kokkinotrimithia, Nicosia
Plot Area: 560 square meters
Planning Zone: H2 (Residential Zone - 100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 8.3 meters
Infrastructure: Ready for immediate water and electricity connection
Suitable Plot : Ideal for a custom modern luxury house, premium residential units, or strategic developer investment
Nearby Landmarks & Amenities
In a convenient location for a vibrant routine in the Kokkinotrimithia area, the property is surrounded by important capital infrastructure.
Neo Plaza Eco Retail & Amusement Park is a primary commercial and lifestyle destination offering comprehensive retail amenities nearby.
Nicosia Mall is a major premier commercial and retail landmark situated within a short drive.
Kokkinotrimithia Industrial Zone is a significant commercial and professional hub offering high local business convenience.
Kokkinotrimithia Regional High School is a prominent local educational facility providing excellent daily convenience for families.
Archbishop Makarios III Avenue in Kokkinotrimithia is a primary commercial artery providing all major daily amenities, bakeries, pharmacies, and banks.
The Historic Church of Apostolos Loukas is a central cultural and religious landmark situated in the community center.
Kokkinotrimithia Linear Park is a dedicated green landmark for outdoor recreation, community events, and natural scenery accessible nearby.
A9 Motorway Access (Troodos Highway) provides an immediate and central navigational node connecting the district directly to Nicosia center and the highway network.
Contact G&P Lazarou Estate Agents Ltd 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: **560m²**

Further Details

Corner Plot