

For Sale, Land, Field, Nicosia, Kaliana, 1,608m²

For Sale : **€ 140,000**

Description
For Sale Residential Plot In Kaliana,Nicosia
Strategic Land Investment in Kaliana
Experience an exceptional and highly practical residential opportunity with this expansive residential plot, strategically located in the high-potential, scenic mountain foothills of Kaliana, Nicosia. This property represents a top-tier land proposal, offering a solid, high-value, and highly functional asset for contemporary countryside living, a premium holiday retreat, or long-term strategic holding. Designed for individuals, families, or developers who demand the perfect balance of serene natural beauty, fresh mountain air, and seamless connectivity to both the Troodos region and Nicosia city, the plot stands as an ideal canvas for construction. Its strategic position ensures a smooth daily routine, making it a secure choice in one of the region's most picturesque, established, and well-connected premium rural communities.
Development Potential & High-Value Residential Features
The property features a massive, comfortable, and highly efficient development space spanning a total area of 1,608 square meters. Characterized by outstanding planning metrics, the plot offers a generous building density of 90% and a coverage factor of 50%, allowing for the construction of a substantial 2-storey residential building with a maximum height of 8.3 meters. Whether designing a grand custom family villa, a block of mountain apartments, or a selective low-rise residential getaway, this plot provides an elite foundation for development, ensuring an incredibly practical investment environment with immediate access to necessary regional infrastructure.
Extensive Property Features
Property Type: Residential Plot
Location: Kaliana, Nicosia
Total Land Area: 1,608 m²
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 8.3 meters
Infrastructure: Ready for immediate connection to water, electricity, and telecommunication networks
Suitable For: Perfect for families wishing to build a custom permanent or holiday home, contractors, or developers seeking a high-yield residential project in a tranquil mountain setting
Nearby Landmarks & Amenities
In a convenient location for a peaceful routine or mountain exploration in the Kaliana and Solea Valley region, the property is supported by essential local infrastructure.
The Kakopetria Traditional Village Core is a world-renowned cultural, historical, and tourism landmark famous for its old quarters and running rivers, located just a short drive away.
The Solea Valley Nature Trails are prominent environmental green networks offering extensive walking and cycling paths across the district.
Evrychou Regional Hub is a primary neighboring community offering comprehensive local administrative services, schools, and shops.
The Church of Panagia Podithou is a famous UNESCO World Heritage historical and religious monument situated within the wider district area.
Galata Village Center is a major neighboring rural community featuring traditional Byzantine monuments and traditional architecture.
The Troodos Mountains National Forest Park is a premier national reserve and ski resort providing extensive outdoor recreation and stunning scenery nearby.
The Nicosia-Troodos Main Highway (A9 network) is easily accessible, ensuring a smooth commute toward Nicosia city center.
The Kakopetria Health Centre is a vital regional medical facility providing core healthcare services a short distance away.
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: 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: **8**

Area

Plot Area: **1,608m²**