

For Sale, Land, Field, Nicosia, Tseri, 7,587m²

For Sale : **€ 499,000**

Description
For Sale Residential Plot In Tseri,Nicosia
Strategic Land Investment in Tseri
Experience an exceptional and highly practical development opportunity with this massive residential field, strategically located in the high-potential and rapidly growing district of Tseri, Nicosia. This property represents a top-tier land proposal, offering a solid, high-value, and highly functional asset for large-scale contemporary residential development, subdivision into individual plots, or long-term strategic holding. Designed for developers, contractors, or investors who demand the perfect balance of peaceful suburban living, extensive development space, and seamless connectivity to the capital's highway network, the field stands as an ideal canvas for construction. Its strategic position ensures a smooth daily routine, making it a secure choice in one of Nicosia's most evolving, established, and well-connected premium residential zones.
Development Potential & High-Value Residential Features
The property features a grand, comfortable, and highly efficient development space spanning an impressive total area of 7,587 square meters. Characterized by outstanding planning metrics, the field falls 100% within the sought-after Kα6 Residential Planning Zone. It offers a generous building density of 90% and a coverage factor of 50%, allowing for the construction of a substantial 2-storey residential project with a maximum height of 10 meters. Whether designing a unified complex of contemporary family villas, a large-scale master-planned community, or a premium low-rise residential estate, this field ensures an exceptionally profitable and practical investment environment with immediate access to necessary regional infrastructure.
Extensive Property Features
Property Type: Residential Field
Location: Tseri, Nicosia
Total Land Area: 7,587 m²
Planning Zone: Kα6 (Residential Zone - 100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 10 meters
Infrastructure: Ready for development access with proximity to core water, electricity, and telecommunication networks
Suitable For: Perfect for developers, contractors, or large-scale investors looking to execute a high-yield residential project or plot division in a high-demand suburban hub
Nearby Landmarks & Amenities
In a convenient location for a quality lifestyle routine in the Tseri and wider Nicosia region, the property is supported by essential local infrastructure.
Tseri Municipal Hall is the central local civic and administrative destination situated within the core of the community.
The Linear Park of Pedieos River is a world-renowned green landmark featuring extensive walking and cycling paths accessible within the wider district.
The New Nicosia Perimetrical Highway (A11) is a major newly developed national transit node providing immediate cross-district connectivity.
The Tseri Commercial Core is a primary local hub providing immediate access to major supermarkets, pharmacy networks, bakeries, and retail shops.
The Lakatameia Health Centre is a vital regional medical facility providing core healthcare services a short distance away.
Nicosia Mall is a high-profile commercial, retail, and entertainment destination offering comprehensive shopping facilities a short drive away.
The University of Cyprus (UCY New Campus) is a world-class academic institution reachable via the integrated highway network.
Nicosia City Center is the capital's primary professional, cultural, and shopping core reachable within a comfortable drive.
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: **10**

Area

Plot Area: **7,587m²**