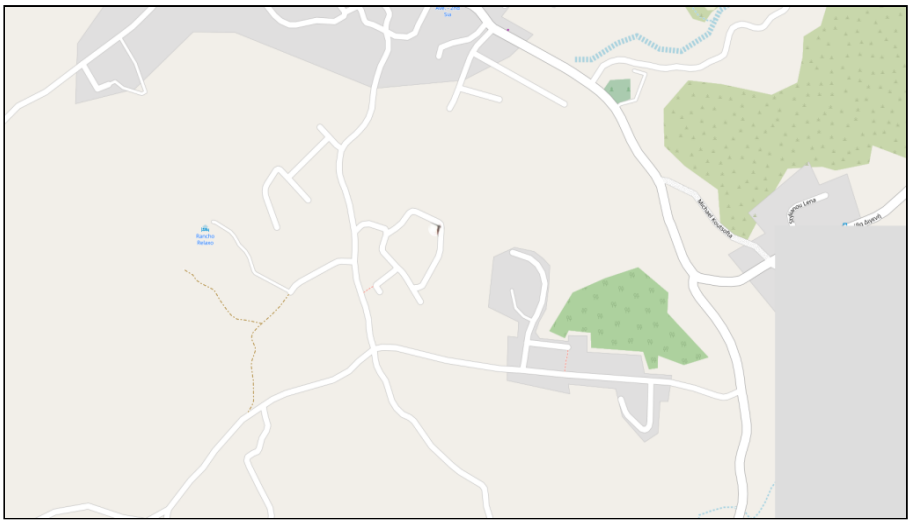


For Sale, Land, Plot, Nicosia, Sia, 665m²

For Sale : **€ 95,000**

Description
For Sale Residential Plot In Sia,Nicosia
Strategic Land Investment in Sia
Experience an exceptional and highly practical real estate opportunity with this premium residential plot, strategically located in the high-potential, peaceful foothill district of Sia, Nicosia. This property represents a top-tier land proposal, offering a solid, high-value, and highly functional asset for custom residential development or long-term strategic holding. Designed for individuals, families, or contractors who demand the perfect balance of refreshing country air, lush pine surroundings, and direct highway connectivity to major cities, the plot stands as an ideal canvas for a dream home or a selective residential project. Its strategic position ensures a seamless lifestyle routine, making it a secure choice for those looking to build a tailored haven in one of Nicosia's most picturesque and naturally preserved country zones.
Development Potential & High-Value Residential Features
The property features an outstanding development space, meticulously matching rigorous contemporary standards, spanning a generous total area of 665 square meters. Characterized by excellent planning metrics and an expansive, highly functional frontage of 47 meters, the plot falls 100% within the highly sought-after H2 Residential Planning Zone. It offers a 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 luxury private villa with extensive outdoor living areas, premium custom townhouses, or an eco-friendly modern country home, this plot ensures an exceptionally practical investment environment with immediate access to necessary regional infrastructure.
Extensive Property Features
Property Type: Residential Plot
Location: Sia, Nicosia
Total Land Area: 665 m²
Road Frontage: 47 meters (Excellent layout accessibility)
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 connection to water, electricity, and telecommunication networks
Suitable For: Perfect for private buyers seeking to build a custom family home, or developers looking to construct low-rise premium residential units in a tranquil, nature-surrounded community
Nearby Landmarks & Amenities
In a convenient location for a vibrant country routine in the Sia and wider regional district, the property is supported by primary natural landmarks and national transport channels.
The Historic Church of Panagia Chryseleousa is a prominent local religious and cultural monument situated within the village core.
The Sia Pine Forest Trails are extensive environmental green landmarks offering scenic hiking and outdoor recreation steps from the property.
The Nicosia-Limassol Highway (A1) is a primary national transport artery accessible in less than 3 minutes, providing immediate connection for seamless commuting to both capitals.
The Alambra Commercial Node is a neighboring service hub providing immediate access to major supermarkets, regional pharmacies, bakeries, and banks.
The Sia Copper Mines represent a prominent historical and geological local landmark within the surrounding hills.
Mathiatis Community Centre is a neighboring civic and administrative destination providing local facilities nearby.
The Mall of Cyprus & Nicosia General Hospital are major national commercial and medical landmarks reachable within a straightforward 15-minute drive.
Larnaca International Airport and Coastline are accessible within a comfortable and highly convenient 20-minute drive through the nearby 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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **8**

Area

Plot Area: **665m²**

Further Details

Corner Plot