

For Sale, Land, Field, Nicosia, Anageia, 2,871m²

For Sale : **€ 150,000**

Description
For Sale Residential Land In Anageia, Nicosia.
Residential land of 2,871 sq.m. is offered for sale in the growing community of Anageia, Nicosia District, an area that successfully combines the tranquillity of the countryside with convenient access to the capital city. Situated within the residential planning zone H2, this property presents an attractive opportunity for future residential development or long-term investment.
The land is located approximately 3 kilometres from the centre of Anageia, around 12 kilometres from the Anthoupoli roundabout and approximately 18 kilometres from Nicosia city centre, providing convenient access to major road networks, educational institutions, commercial facilities and all essential amenities.
The property falls within the H2 residential zone, benefiting from a 90% building density and 50% coverage factor, allowing development of up to two storeys with a maximum building height of 8.30 metres. These planning characteristics significantly enhance the property's future development potential and overall investment appeal.
The land is currently landlocked and prospective purchasers should take this factor into consideration regarding future access arrangements. Nevertheless, its location and residential zoning create strong long-term prospects within an area that continues to attract residential growth and development.
A separate title deed is available, ensuring a secure and straightforward transfer process. As the property is located within a residential planning zone, the sale price is subject to 19% VAT in accordance with applicable legislation.
G&P Lazarou Estate Agents proudly presents an excellent opportunity for investors and land buyers seeking a strategically located residential asset with strong development potential in one of Nicosia District's emerging areas.
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: **2,871m²**