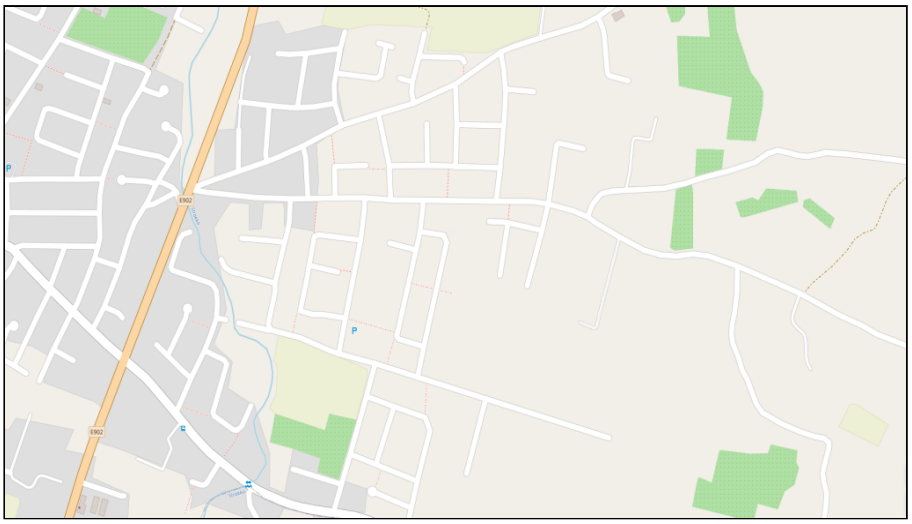


For Sale, Land, Plot, Nicosia, Psimolofou, 537m²

For Sale : **€ 100,000**

Description
For Sale Residential Plot In Psimolofou,Nicosia
Strategic Land Investment in Psimolofou
Experience an exceptional and highly practical real estate opportunity with this premium residential plot, strategically located in the high-potential, peaceful suburban district of Psimolofou, 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, tranquil village surroundings, and direct road connectivity to the capital city, 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 rapidly expanding and naturally preserved suburban country zones.
Development Potential & High-Value Residential Features
The property features an outstanding development space, meticulously matching rigorous contemporary standards, optimized for premium low-density residential layouts. Falling 100% within the highly sought-after H3 Residential Planning Zone, the plot is favored by a verified building density factor of 60% and a coverage factor of 35%. According to its official zoning metrics, it allows for the construction of a substantial residential building spanning up to 3 storeys with a maximum structural height allowance of 8.3 meters. A key premium feature of this plot is its direct access onto a fully registered public road, ensuring immediate planning permission pathways and seamless infrastructural integration for water, electricity, and telecommunication networks.
Extensive Property Features
Property Type: Residential Plot
Location: Psimolofou, Nicosia
Planning Zone: H3 (Residential Zone - 100%)
Building Density: 60%
Coverage Factor: 35%
Maximum Floors: 3 Storeys
Maximum Height: 8.3 meters
Road Access: Frontage onto a officially Registered Road (Immediate development ready)
Infrastructure: Ready for immediate connection to water, electricity, and telecommunication networks
Suitable For: Perfect for private buyers seeking to build a custom multi-level family home, or developers looking to construct low-rise premium residential apartments or townhouses in a peaceful, nature-surrounded community
Nearby Landmarks & Amenities
In a convenient location for a vibrant country routine in the Psimolofou and wider regional Tamassos district, the property is supported by primary landmarks and transport channels.
The Historic Church of Panagia Kathari is a prominent local religious, cultural, and community landmark situated within the village core.
The Pedieos River Linear Green Node is an extensive environmental landmark offering scenic walking and outdoor recreation steps from the property.
The Nicosia-Palaichori Main Highway (E903) is a primary transport artery accessible in less than 2 minutes, providing immediate connection for seamless commuting to the capital.
The Deftera Commercial Hub is a neighboring service node providing immediate access to major regional supermarkets, pharmacies, private clinics, bakeries, and banks.
The Tamassos Dam and Reservoir represents a prominent regional natural landmark offering outdoor recreation and scenery within the surrounding hills.
The Private Grammar School is a leading national English-language educational destination located within a quick 5-minute driving distance.
The Mall of Cyprus & Nicosia General Hospital are major national commercial and medical landmarks reachable within a straightforward 15-minute 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/landfor_sale/in/Nicosia/land_type/plot/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: **Plot** Town Planning Zone: **Residential** Height: **8**

Area

Plot Area: **537m²**