

For Sale, Land, Field, Nicosia, Evrychou, 1,069m²

For Sale : **€ 50,000**

Description
For Sale Residential Plot In Evrychou,Nicosia
Strategic Residential Land Asset in Evrychou
Experience an exceptional, high-potential real estate opportunity with this premium residential field, strategically located in the picturesque, peaceful, and beautifully connected valley community of Evrychou, Nicosia. This property represents a versatile, high-value, and remarkably functional asset for building an autonomous countryside retreat, a permanent family estate, or holding for long-term strategic value. Arriving with a generous total area of 1,069 square meters, the plot offers an extensive footprint that grants excellent architectural flexibility and efficient land utilization. Designed for forward-thinking investors, private developers, or individuals seeking a tranquil sanctuary away from the dense capital core without losing touch with core regional infrastructure, this property sits as an attractive canvas. Currently landlocked, this asset offers a lucrative entry price point with substantial appreciation potential upon future right-of-way or road network integration.
Development Potential & High-Value Planning Features
The property features an outstanding development footprint spanning 1,069 square meters, meticulously structured to support traditional or contemporary countryside residential designs. Falling within the local Residential Planning Zone, the land is favored by a 40% building density factor and a balanced 25% building coverage factor. According to its official zoning metrics, it allows for the construction of a prominent residential home or villa layout spanning up to 2 storeys with a maximum building height allowance of 8.3 meters, providing an ideal setting for panoramic valley and mountain views once all building uses and development conditions are fully met.
As is standard with high-potential landlocked assets, its current undivided and non-access status means that final development activation will depend on securing an official right-of-way easement or coordinating with future municipal road network expansions, which typically unlocks immediate, massive capital appreciation.
Extensive Property Features
Property Type: Residential Field
Listing Type: Available For Sale
Location: Evrychou, Nicosia
Total Land Area: 1,069 Square Meters
Building Density: 40%
Coverage Factor: 25%
Maximum Floors Allowed: 2 Storeys
Maximum Height Allowance: 8.3 meters
Access Status: Landlocked (Excellent low-cost investment entry with high future value potential)
Suitable For: Perfect for savvy land investors targeting long-term capital gains, or individuals looking to acquire an affordable, sizeable plot for a future custom countryside villa, holiday home, or ecological estate in a highly demanded regional valley hub
Nearby Landmarks & Amenities
In a convenient location for an authentic and seamless routine in the Solea valley network, the property is supported by essential regional infrastructure, schools, and natural landmarks.
The Evrychou Regional Fire & Police Stations along with core municipal administrative buildings serve as the primary security and civic nodes for the entire Solea district.
The Troodos Mountains National Forest Park is a world-class natural landmark offering extensive pine forests, hiking trails, skiing facilities, and mountain resorts just a short drive away.
The Solea Regional Gymnasium & Lyceum represent the primary educational hubs providing comprehensive schooling networks for local families nearby.
The Evrychou Agricultural & Cultural Museum is a prominent local landmark celebrating the rich historical train network and farming heritage of the region.
The Kakopetria & Galata Tourist Villages are famous historical and leisure destinations packed with traditional architecture, running rivers, and popular restaurants reachable within a 5 to 7-minute drive.
The B9 Regional Highway System is immediately accessible, providing a seamless, direct transport connection for smooth commuting to Nicosia city center or down toward the Limassol mountain passes.
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 site viewing and investment briefing!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **1,069m²**