

For Sale, Land, Field, Nicosia, Evrychou, 2,166m²

For Sale : **€ 50,000**

Description
For Sale Residential Plot In Evrychou,Nicosia
Strategic Residential Land Asset in Evrychou
Experience an exceptional and high-potential real estate opportunity with this premium residential field, strategically located in the picturesque, traditional, and beautifully connected community of Evrychou, Nicosia. This property represents a versatile, high-value, and remarkably functional asset for building an autonomous countryside retreat, a private villa complex, or holding for long-term strategic value. Arriving with a generous total area of 2,166 square meters, the plot offers an extensive footprint that grants excellent architectural flexibility and efficient layout planning. Designed for forward-thinking investors, private developers, or individuals seeking a peaceful sanctuary in the scenic Solea Valley without losing touch with core regional infrastructure, this property sits as a prime canvas. Notably, the asset enjoys direct access onto an officially registered public road, ensuring immediate legal development pathways and straightforward construction logistics.
Development Potential & Enhanced Planning Features
The property features a robust and highly efficient development footprint spanning 2,166 square meters, meticulously structured to support ambitious countryside residential concepts. Falling within a highly favorable local Residential Planning Zone, the land is optimized with an impressive 60% building density factor and an expanded 35% building coverage factor. According to its official zoning metrics, developers can maximize the land's substantial footprint by constructing prominent residential homes or holiday villas spanning up to 2 storeys with a maximum building height allowance of 8.3 meters.
The plot is fully integrated near local utility networks, with its direct road frontage providing immediate access for vehicles and equipment. This premium access configuration ensures a highly practical development environment, making it a secure, high-yield choice in one of the valley's most established and administrative regional hubs.
Extensive Property Features
Property Type: Residential Field
Listing Type: Available For Sale
Location: Evrychou, Nicosia
Total Land Area: 2,166 Square Meters
Building Density: 60%
Coverage Factor: 35%
Maximum Floors Allowed: 2 Storeys
Maximum Height Allowance: 8.3 meters
Road Access: Directly abuts onto an officially registered public road (Immediate development pathway)
Suitable For: Perfect choice for visionary developers looking to build a boutique complex of holiday homes, private custom estates, or for savvy land investors targeting immediate-access premium capital assets 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 technical brief!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **2,166m²**