

For Sale, Land, Field, Nicosia, Anageia, 2,518m²

For Sale : **€ 135,000**

Description
For Sale Residential Plot In Anageia,Nicosia
Strategic Residential Land Asset in Anageia
Experience an exceptional, high-potential real estate opportunity with this premium residential field, strategically located in the expanding, peaceful, and beautifully connected community of Anageia, Nicosia. This property represents a versatile, high-value, and remarkably functional asset for building an autonomous suburban estate, a private multi-villa complex, or holding for long-term strategic capital growth. Arriving with a generous total area of 2,518 square meters, the plot offers an extensive footprint that grants excellent architectural flexibility and efficient layout planning. Designed for forward-thinking investors, private contractors, or individuals seeking a tranquil suburban sanctuary with rapid capital appreciation potential, this property sits as an attractive canvas. Currently landlocked, this asset offers a lucrative entry price point with substantial value expansion upon future right-of-way integration or local road network expansions.
Exceptional Development Potential & High-Yield Planning Features
The property features an outstanding development footprint spanning 2,518 square meters, meticulously structured to support high-density residential concepts while complying with contemporary urban standards. Falling within a highly favorable residential planning zone, the land is optimized with an intensive 90% building density factor and a balanced 50% 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, providing an ideal layout for panoramic countryside views once all building uses and conditions are 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 integrations—a transition that typically unlocks immediate, massive capital appreciation for the owner.
Extensive Property Features
Property Type: Residential Field
Listing Type: Available For Sale
Location: Anageia, Nicosia
Total Land Area: 2,518 Square Meters
Building Density: 90%
Coverage Factor: 50%
Maximum Floors Allowed: 2 Storeys
Maximum Height Allowance: 8.3 meters
Access Status: Landlocked
Suitable For: Perfect choice for savvy land investors targeting long-term capital gains, or private developers looking to acquire a sizeable, affordable plot for a future secure villa community or a custom ecological estate in a highly demanded residential transit hub
Nearby Landmarks & Amenities
In a convenient location for an efficient and seamless routine along the Nicosia-Palaichori nexus, the property is supported by essential infrastructure, regional schools, and central transport connections.
The E903 Nicosia-Palaichori Main Road is immediately accessible, ensuring an unrivaled transport connection for smooth, direct commuting into Nicosia city center and up towards the mountain ranges.
The Anageia-Deftera Commercial Hub provides immediate access to regional supermarkets, traditional bakeries, local pharmacies, banks, and community cafes.
The Private Grammar School Nicosia is a world-class, highly prestigious educational institution located just a short drive away in the surrounding area.
The Linear Park of Pedieos River runs through the neighboring districts, offering extensive natural green space, walking paths, and outdoor recreation spaces nearby.
The Nicosia Mall is a high-profile commercial, retail, and entertainment landmark reachable within a straightforward and comfortable 10-minute drive.
Strovolos Municipal Core & Nicosia Center are easily accessible via the main link avenues, providing a seamless connection for professional and corporate commuting.
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: **2,518m²**