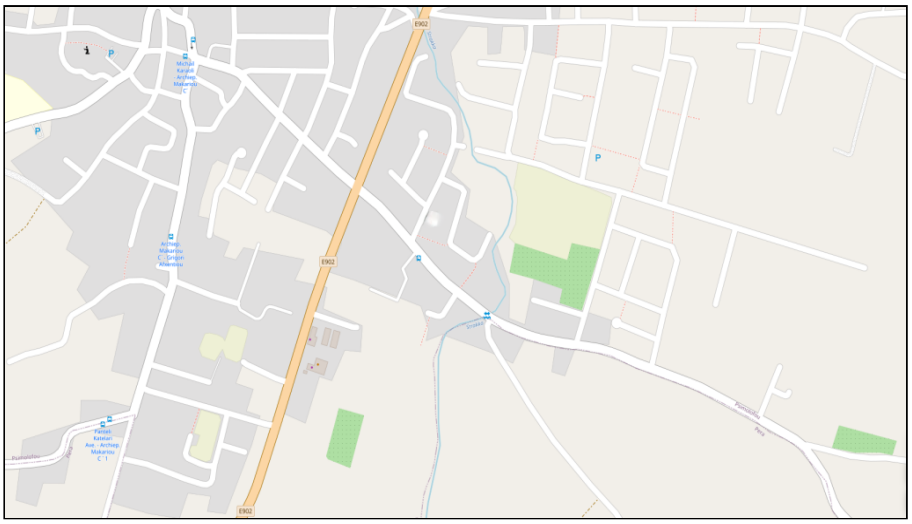


For Sale, Land, Plot, Nicosia, Psimolofou, 577m²

For Sale : **€ 85,000**

Description
For Sale Residential Plot In Psimolofou,Nicosia
Strategic Residential Investment in Evolving Psimolofou
Experience an exceptional and highly practical real estate opportunity with this premium residential plot, strategically located in a high-potential, peaceful, and beautifully connected country-suburban neighborhood in Psimolofou, Nicosia. This property represents a top-tier investment proposal, offering a perfectly sized, unencumbered, and highly functional asset ideal for the construction of a luxury custom family home, a private detached villa, or a premium residential project. Designed for growing families, professionals, or forward-thinking buyers who demand the perfect balance of tranquil natural settings, community privacy, and straightforward city accessibility, this magnificent parcel ensures a secure choice for your permanent address in one of the capital's most rapidly expanding and demanded southern residential zones.
Outstanding Development Specifications & H3 Zone Planning Metrics
The plot features an exceptionally functional, clean flat layout configuration spanning a significant total area of 577 square meters, providing excellent structural versatility and design flexibility for custom architectural master plans. Positioned within the established H3 Residential Planning Zone, the land possesses highly advantageous development parameters:
Building Density Factor: 60% — Allowing for a substantial internal construction volume of up to 346.2 square meters of premium covered living spaces.
Coverage Factor: 35% — Ensuring extensive dedicated ground space for private green yards, family swimming pools, open-air entertainment setups, and professional landscaping.
Maximum Structural Floor Level: 2 Storeys Max Floor Layout — Perfectly suited for classic, contemporary detached family home designs.
Maximum Structural Height: 8.3 meters — Providing a balanced, functional height profile that maximizes natural daylight and blends seamlessly with the surrounding neighborhood.
Flawless Infrastructure, Access & Complete Utility Readiness
Fully optimized for immediate development logistics, the property benefits from a fully registered road network along its boundary, securing legal, direct, and uninterrupted transit access for construction vehicles and private vehicular flow. The parcel is completely ready for immediate connection to the essential municipal utility grid, including high-voltage electricity infrastructure, high-pressure water supply lines, and modern telecommunication networks.
Extensive Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Psimolofou, Nicosia
Total Land Area: 577 sq.m.
Town Planning Zone: H3
Building Density : 60%
Coverage Factor: 35%
Maximum Storeys Allowed: 2 Floors Max
Maximum Height Allowed: 8.3 meters
Access Infrastructure: Registered Public Asphalt Road Adjoining the Property Boundary
Legal Status: Clear Title Deed Available for Clean, Immediate Ownership Transfer
Suitable For: An exceptional choice for families, custom homebuilders, or savvy real estate investors seeking to build a brand-new permanent residency with zero common expenses in a quiet area with straightforward access to Nicosia's urban network
Nearby Landmarks & Amenities
In an exceptionally convenient location for a vibrant routine in Psimolofou and the wider Nicosia district, the property is supported by primary regional arteries, local schools, and commercial landmarks.
The Historic Church of Panagia Psimolofou & Village Square represent the charming cultural and civic core of the community, offering retail bakeries, traditional coffee shops, and local taverns within easy walking distance.
The Pedieos River Linear Paths & Nature Trails offer beautiful local green paths, outdoor community recreation, and peaceful natural scenery nearby.
Deftera & Lakatameia Educational Districts host prominent public and private schooling networks—including the nearby Pascal English School campus—making this an ideal base for growing families.
The Kokkini Area Commercial Links provide swift access to regional medical centers, local pharmacies, commercial banks, supermarkets, and essential daily services.
The A9 Highway Network & Central Transit Routes are easily accessible via the main regional roads, ensuring a seamless, rapid transport connection for cross-district commuting and direct transit to the Nicosia City Center (approx. 15-20 minutes away).

To discover more options in this area, you can browse our complete portfolio of plots 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: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **577m²**