

For Sale, Land, Field, Nicosia, Palaiometocho, 2,093m²

For Sale : **€ 140,000**

Description
For Sale Residential Field In Palaiometocho, Nicosia.
An excellent opportunity to acquire a spacious residential field in the rapidly developing community of Palaiometocho, Nicosia. With a total land area of 2,093 m², this property offers significant development potential and represents an ideal investment for developers, investors or private buyers seeking a valuable residential asset in a peaceful location with excellent accessibility to the capital.
The property falls entirely within the H3 Residential Planning Zone (100%) and benefits from favourable planning parameters, including a 60% building density and a 35% coverage factor. Planning regulations permit development of up to 2 storeys with a maximum building height of 8.3 metres, providing excellent flexibility for the construction of detached houses, luxury villas, duplex residences or a small residential development project, subject to the relevant planning permits.
Situated in a quiet residential environment, the property enjoys easy access to local amenities and services while maintaining excellent connectivity to the wider Nicosia district. Palaiometocho continues to attract residential growth due to its combination of countryside charm, accessibility and proximity to major commercial and educational hubs.
The property is situated approximately 1.5 km from Palaiometocho Village Centre, 4.0 km from Kokkinotrimithia, 5.5 km from Nicosia Mall, 6.0 km from Neo Plaza, 7.0 km from the Nicosia–Troodos Highway, 8.0 km from the University of Nicosia, 9.0 km from the Mall of Engomi and approximately 12.0 km from Nicosia City Centre.
Combining a desirable residential zoning designation, generous land area and excellent accessibility, this property represents an outstanding investment opportunity in one of the district's increasingly sought-after residential locations.
To discover more options in this area, you can browse our complete portfolio of residential 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 viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **2,093m²**