

For Sale, Land, Field, Nicosia, Palaiometocho, 670m²

For Sale : **€ 60,000**

Description
For Sale Residential Plot In Palaiometocho,Nicosia
Strategic Development Positioning in Emerging Paliometocho
Unlock an exceptional development asset with this premium residential field, strategically positioned within a tranquil, up-and-coming residential neighborhood in Paliometocho, Nicosia. This property represents a top-tier acquisition opportunity, perfectly sized for private individuals wishing to construct a custom high-end family home with generous outdoor space, or smart investors seeking a solid real estate asset. Nestled within an orderly rural-suburban canvas, this field harmoniously balances peaceful village privacy with convenient proximity to major highway networks and essential commercial infrastructure.
Favorable Planning Parameters & Low-Density Architectural Profile
The property exhibits high-efficiency zoning metrics under a primary residential planning zone, rendering it ready for optimized architectural design:
Total Field Area: 670 sq.m. — Offering a substantial and highly versatile footprint perfectly proportioned for comfortable residential developments and ample outdoor setups.
Planning Zone: H3 (99% coverage) — The vast majority of the property falls under the desirable H3 residential zone, ensuring smooth licensing pathways.
Maximum Building Density (Building Destiny): 60% — Allowing for a substantial interior square footage allocation distributed across the floors.
Maximum Coverage Factor: 35% — Securing a low-coverage structural footprint, which guarantees expansive remaining space for landscaped gardens, private yards, and open-air entertainment verandas.
Structural Allowance: Maximum of 2 Floors with an allowable structural height limit of 8.3 meters, perfectly suited for a premium modern detached residence.
Complete Infrastructure Readiness & Legal Verification
Delivering a turnkey development baseline, the property bypasses long technical or access delays and is fully prepared for immediate building application pathways:
Road Infrastructure: The asset benefits from immediate frontage onto an officially registered road, guaranteeing permanent legal, vehicular, and pedestrian connectivity.
Utility Proximity: Located within an established development periphery, ensuring straightforward access to nearby public electricity lines and municipal water networks.
Extensive Property Features
Property Type: Residential Field
Listing Type: Available For Sale
Location: Paliometocho, Nicosia
Total Area: 670 sq.m.
Planning Zone: H3 (99%)
Building Density : 60%
Coverage Factor: 35%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Road Access: Registered Road Access fully complete
Nearby Landmarks & Amenities
Situated within a peaceful yet highly connected district in Paliometocho, the property enjoys rapid connectivity to essential services and regional retail hubs:
Local Amenities & Services including traditional bakeries, supermarkets, pharmacies, and local schools are highly accessible within the immediate village center.
The Neo Plaza Outlet & Kokkinotrimithia Commercial Hub are positioned just a short drive away, presenting an extensive layout of retail shops, popular cafes, and family entertainment venues.
Nicosia Mall is within quick driving distance, offering a comprehensive array of international clothing brands, department stores, a hypermarket, and a diverse food court.
The Troodos Highway Link is easily reachable, keeping the capital's center, secondary suburban centers, and the scenic mountain ranges within seamless driving distance.
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: **Field** | Town Planning Zone: **Residential** | Height: **8**

Area

Plot Area: **670m²**