



## For Sale, Land, Field, Nicosia, Pera, 2,342m<sup>2</sup>

KOKKINOIA , PERA, NICOSIA, REG. 0/18830

For Sale : **€ 99,000**

### Description

For Sale Residential Field in Kokkinogia, Pera, Nicosia – Excellent Investment Opportunity  
G&P Lazarou Estate Agents proudly presents an exceptional opportunity to acquire a residential field in the peaceful and rapidly developing area of Kokkinogia, Pera, Nicosia. Offering generous land size, registered road access, and an attractive countryside setting, this property is an excellent choice for investors, developers, or individuals looking to build a spacious family home while enjoying the tranquillity of village life just minutes from the capital.

The property extends to an impressive 2,342 sq.m. and benefits from a registered public road, providing easy accessibility and simplifying future development. Its generous size offers excellent flexibility for a wide range of residential projects, subject to obtaining the necessary planning permits and approvals from the relevant authorities.

Surrounded by beautiful natural landscapes and established residential properties, the field enjoys a peaceful environment where privacy, fresh air, and scenic views create the perfect setting for a relaxed lifestyle. At the same time, its convenient location ensures that all daily necessities remain within easy reach, allowing residents to enjoy the best of both worlds—quiet countryside living without sacrificing modern conveniences.

Pera has become an increasingly attractive location for homebuyers and investors thanks to its continuous development, excellent road connections, and close proximity to Nicosia. The area offers an outstanding opportunity for long-term capital appreciation while maintaining the charm and character of a traditional Cypriot village.

Whether you are planning to build your dream home, develop a residential project, or secure a valuable land investment for the future, this residential field represents a rare opportunity in one of the most promising areas on the outskirts of Nicosia.

### Nearby Landmarks

- Pera Village Centre – approximately 1.2 km
- Kampia Village – approximately 3.8 km
- Grammar School, Deftera – approximately 9.5 km
- Nicosia General Hospital – approximately 15.5 km
- University of Cyprus – approximately 16.0 km
- Supermarkets, bakeries, pharmacies, cafés and everyday amenities – within approximately 1.0-2.0 km
- Easy access to the Nicosia motorway network – approximately 9.0 km

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/](https://gplazarou.com/properties/land-for_sale/in/Nicosia/)

Contact G&P Lazarou Estate Agents today at +357 22024949 or email [sales@gplazarou.com](mailto: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: **2,342m<sup>2</sup>**