

For Sale, Land, Field, Nicosia, Kokkinotrimithia, 2,617m²

For Sale : **€ 230,000**

Description
For Sale Residential Field in Kokkinotrimithia – Excellent Investment & Future Family Home Opportunity
G&P Lazarou Estate Agents proudly presents this outstanding residential field for sale in Kokkinotrimithia, offering an excellent opportunity for investors, developers, or individuals looking to secure land in one of the fastest-growing residential areas on the outskirts of Nicosia. Combining generous dimensions, attractive development potential, and a peaceful location, this property is an ideal investment with significant future value.
The field extends to 2,617 sq.m. and falls within the H2 (100%) Residential Planning Zone (100%), benefiting from a 90% building density and a 50% coverage factor. These planning characteristics provide excellent development potential for future residential projects, subject to obtaining the necessary permits from the relevant authorities.
Although the property is currently landlocked, access is available via an existing dirt road, making the field easily approachable while offering excellent prospects for future development as the surrounding area continues to expand. Residential land in Kokkinotrimithia continues to attract strong interest due to its strategic location, peaceful environment, and increasing demand for quality housing.
Whether you are planning to build a spacious family residence with generous outdoor areas or looking for a secure long-term real estate investment, this property offers outstanding potential. The large plot provides ample space for landscaped gardens, recreational areas, or future residential development, making it a versatile opportunity for a wide range of buyers.
Located in a quiet yet highly convenient part of Kokkinotrimithia, the property enjoys easy access to schools, supermarkets, pharmacies, bakeries, cafés, restaurants, banks, and all everyday amenities. Excellent road connections also provide quick access to central Nicosia and the motorway network, allowing residents to enjoy a peaceful suburban lifestyle without sacrificing convenience.
If you are searching for a residential field with excellent planning characteristics, strong investment potential, and a desirable location, this is an opportunity not to be missed.
Nearby Landmarks
• Neo Plaza Mall Kokkinotrimithia – approximately 2.0 km
• American Medical Center – approximately 3.5 km
• Cyprus Expo – approximately 5.5 km
• Nicosia Mall – approximately 6.8 km
• University of Nicosia – approximately 7.5 km
• Supermarkets, schools, cafés, pharmacies and all essential amenities – within 1.5–2.5 km
• Easy access to the Nicosia–Troodos Motorway – approximately 1.8 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/
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: **2,617m²**