

For Sale, Land, Field, Nicosia, Kakopetria, 2,007m²

For Sale : **€ 45,000**

Description
For Sale Residential Plot In Kakopetria,Nicosia
Prime Mountain Land Portfolio Asset in Cyprus’s Premier Highland Resort
Secure an exceptional residential property asset with this sprawling mountain field for sale in the picturesque, high-demand highland resort of Kakopetria, Nicosia. Encompassing an extensive area of 2,007 sq.m. with a 100% allocation inside the official H3 Residential Zone, this property balances generous development yield with immediate legal road infrastructure. Positioned inside the iconic Solea Valley, it stands as an absolute premier acquisition choice for private buyers seeking to build a grand mountain estate, developers planning a boutique holiday villa complex, or smart investors seeking high capital preservation in Cyprus’s most celebrated mountain destination.
Official Planning Parameters & Generous Building Yield (Zone H3 100%)
Operating under official residential planning regulations for mountain settlements, the land offers impressive technical specifications:
Total Land Area: 2,007 sq.m. — An expansive, continuous footprint canvas allowing for multi-villa development or a sprawling private mountain ranch.
Planning Zoning: H3 (100% Residential Ratio) — Fully designated for residential construction.
Maximum Building Density (Building Destiny): 60% — Generates a massive potential interior footprint of up to 1,204.2 sq.m. of buildable area.
Maximum Coverage Factor: 35% — Allows for a foundational ground-floor footprint of up to 702.45 sq.m., leaving 65% of the land completely free for alpine gardens, pine-tree landscaping, and outdoor terraces.
Structural Thresholds: Officially permits structures up to 2 Storeys Max with a height clearance of 8.3 Meters.
Direct Infrastructure & Road Access
Registered Road Access: The field directly abuts a registered public road, providing immediate, legal, and hassle-free vehicular passage. This eliminates any right-of-way delays, allowing for straightforward building permit applications and instant utility connections (electricity, water, and telecommunications).
Property Features
Property Type: Residential Mountain Field / Land
Listing Type: Available For Sale
Location: Kakopetria, Nicosia (Troodos Mountain Range)
Total Land Area: 2,007 sq.m.
Planning Zone: Zone H3 (100% Residential)
Building Density (Destiny): 60% (Up to 1,204.2 sq.m. interior build potential)
Coverage Factor: 35% (Up to 702.45 sq.m. ground floor coverage)
Maximum Structural Height: 8.3 Meters
Maximum Floors Allowed: 2 Storeys Max
Access Infrastructure: Frontage on Registered Public Road (Turn-Key Development Potential)
Nearby Landmarks & Amenities
Perfectly positioned within Kakopetria's serene pine-forested landscape at these exact coordinates, the property offers access to the region's top cultural and leisure hubs:
The Historic Village of Old Kakopetria (Palaia Kakopetria) is located just minutes away, famous for its heritage-protected stone architecture, traditional taverns, and picturesque river paths along the Karkotis River.
The Solea Valley Nature Trails & Waterfalls surround the immediate area, providing endless outdoor recreation, hiking routes, and fresh mountain air.
The UNESCO-Protected Church of Agios Nikolaos tis Stegis is positioned nearby, bringing rich historical prestige and cultural interest to the district.
Mount Olympus & Troodos Square Ski Resort: Situated within a short 15-to-20 minute drive, making this location a year-round destination for winter skiing and summer mountain escapes.
Core Village Commercial Facilities: Positioned moments from local bakeries, supermarkets, pharmacies, traditional coffee shops, and boutique hotels, ensuring full everyday convenience.
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly through our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **2,007m²**