

For Sale, Land, Plot, Nicosia, Potamia, 967m²

For Sale : **€ 95,000**

Description
For Sale Residential Plot In Potamia, Nicosia
Discover an excellent opportunity to acquire a 967m² residential plot in the peaceful and growing community of Potamia, Nicosia. Offering generous dimensions, attractive development potential and a tranquil village setting, this property is ideal for families looking to build their dream home as well as investors seeking a valuable residential asset with long-term appreciation potential.
The plot benefits from a 90% building density, 50% coverage factor, permission for 2 floors, and a maximum building height of 8.3 metres. These favourable planning characteristics provide excellent flexibility for the construction of a spacious detached residence or a high-quality residential development while preserving the area's pleasant low-rise character.
With a total area of 967 square metres, the property offers ample space for a beautifully designed family home complemented by landscaped gardens, outdoor entertainment areas, a private swimming pool and generous parking facilities. The size of the plot allows future owners to create a residence that combines comfort, functionality and privacy in a peaceful environment.
Situated in the picturesque village of Potamia, the property enjoys a quiet residential atmosphere while remaining well connected to nearby communities and the wider Nicosia district. Based on the property's coordinates, it is located approximately 2.5 km from the centre of Potamia, 5.8 km from Dali, 7.5 km from Nisou, 9.5 km from the Nicosia–Limassol Motorway, and 16.5 km from the Mall of Cyprus, offering an excellent balance between countryside living and convenient access to everyday amenities.
Whether you are planning to build a modern family residence or secure a promising investment in one of the district's developing residential locations, this spacious plot represents an outstanding opportunity to create a home tailored to your lifestyle.
To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/town_planning_zone/residential/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: **Sold**
Website

Main Features

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

Area

Plot Area: **967m²**