

# For Sale, Land, Field, Nicosia, Agia Varvara, 2,199m²

For Sale : **€ 80,000**

**Description**
For Sale Residential Field in Agia Varvara, Nicosia
G&P Lazarou Estate Agents proudly presents this excellent opportunity to acquire a 50% share of a residential field in the peaceful and continuously developing community of Agia Varvara, Nicosia. Offering an ideal combination of development potential, accessibility, and a desirable residential setting, this property is an outstanding investment opportunity for private individuals, developers, or investors looking to build in a well-connected area just outside the capital.
The residential field has a total registered area of 2,199 sq.m., with the vendor offering for sale their 50% share, corresponding to approximately 1,099 sq.m. The property benefits from a registered public road, ensuring convenient access and adding significant value for future residential development.
Situated within the Κα6 Residential Planning Zone (100%), the property enjoys a building density of 90% and a coverage factor of 50%, allowing excellent development potential in accordance with the applicable planning regulations.
Agia Varvara is a highly desirable residential village that offers a peaceful lifestyle while remaining within easy reach of Nicosia and the island's main road network. Its combination of tranquillity, accessibility, and ongoing residential growth makes it an attractive location for both homeowners and investors.
Whether you are looking to secure land for future residential development or expand your investment portfolio, this property presents a valuable opportunity in an increasingly sought-after area.
Nearby Landmarks
Agia Varvara Community Centre – approximately 700 m
Nicosia–Limassol Motorway (A1) – approximately 2 km
Tamasos Reservoir area – approximately 5 km
Latsia – approximately 10 km
Nicosia City Centre – approximately 17 km
Schools, supermarkets, cafés and essential services – within a few minutes' drive
To discover more options in this area, you can browse our complete portfolio of fields for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bfield%5D=field
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your viewing!

## Details

Property Type: **Land**

Website

## Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Height: **10**

## Area

Plot Area: **2,199m²**