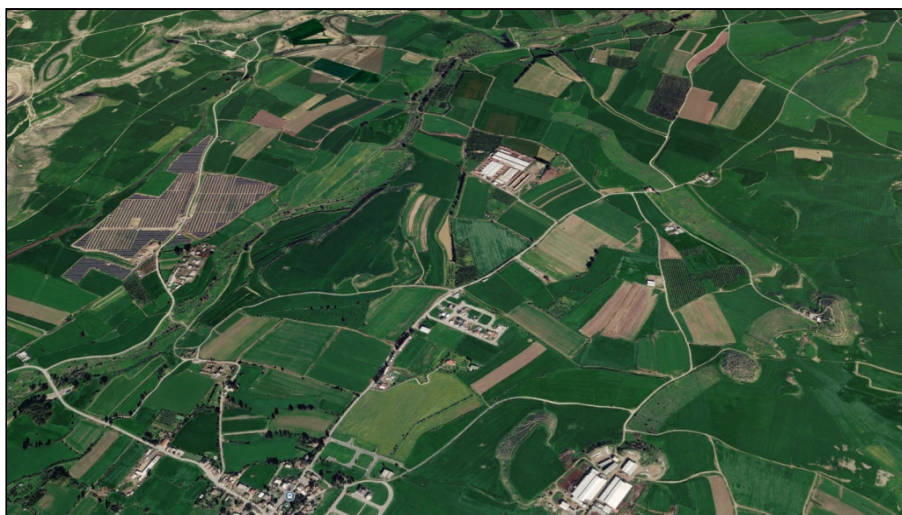




For Sale, Land, Plot, Nicosia, Potamia, 786m²

DUO ELIES, POTAMIA, NICOSIA, REG: 0/6292

For Sale : **€ 70,000**

Description

For Sale Residential Plot In Potamia, Nicosia

Discover an outstanding opportunity to acquire a residential plot in the peaceful and rapidly developing community of Potamia, Nicosia. Offering an excellent combination of development potential, generous dimensions and a tranquil village setting, this property is ideal for those looking to build a permanent residence or secure a valuable long-term investment.

Extending over 786m², the plot falls entirely within the H3 Residential Zone, allowing for a 60% building density, 35% coverage, the construction of up to two floors, and a maximum building height of 8.30 metres. These favourable planning parameters provide excellent flexibility for the development of a spacious family home or an attractive residential project, subject to the relevant planning permissions.

Situated in a quiet residential environment, the plot enjoys the charm of village living while maintaining convenient access to nearby communities and the wider Nicosia district. The area's peaceful surroundings make it particularly appealing to families and individuals seeking a relaxed lifestyle away from the city's busy centre without sacrificing accessibility.

Based on the property's coordinates, the plot is located approximately 1.1 km from the centre of Potamia, 5.8 km from Dali, 8.7 km from Athienou Road, 13.5 km from the Nicosia-Limassol Motorway, and 18.5 km from the centre of Nicosia, providing convenient access to schools, supermarkets, local amenities and the capital's main road network.

Whether you are planning to construct your dream home or make a sound property investment in an increasingly desirable area, this residential plot presents an exceptional opportunity with excellent long-term prospects.

To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly through our website using the following link:

https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/town_planning_zone/residential/

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: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **786m²**