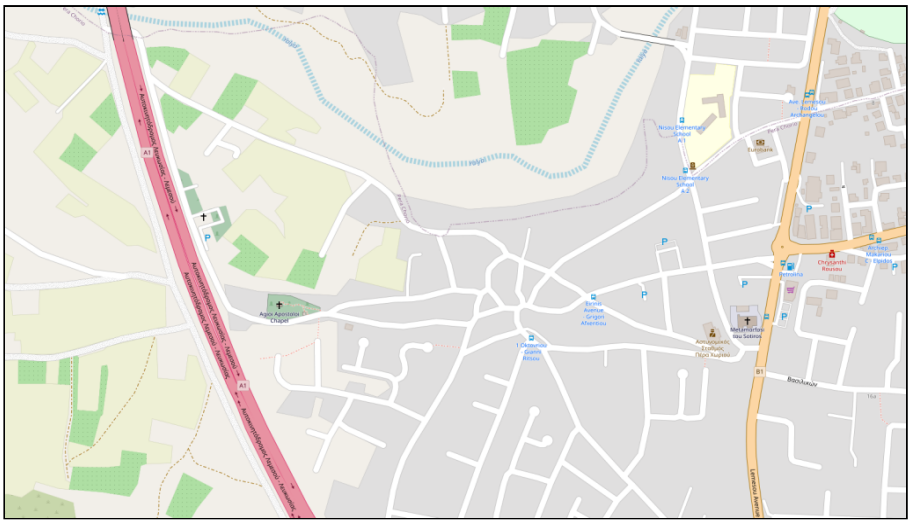


For Sale, Land, Plot, Nicosia, Nisou, 647m²

For Sale : **€ 95,000**

Description
For Sale Residential Plot in Pera Chorio Nisou, Nicosia
Build your dream home on this excellent residential plot located in the peaceful and rapidly developing community of Pera Chorio Nisou, Nicosia. Offering generous building potential, a registered road, and no demolition costs, this property presents an outstanding opportunity for families, developers, or investors looking to secure land in a highly desirable residential area.
The plot extends to 647 sq.m. and benefits from a registered road, ensuring easy access and simplifying the building process. Previously occupied by a small house that has already been demolished, the plot is ready for immediate development, allowing the new owner to begin construction without the additional expense or delay of demolition works.
Located within the Πα9 (100%) Residential Planning Zone, the property enjoys a 120% building density, 70% coverage factor, a maximum building height of 7 metres, and permission for up to 2 floors, offering excellent flexibility for the construction of a spacious family residence or residential development, subject to the relevant planning approvals.
Situated in a quiet residential neighbourhood, the plot enjoys easy access to schools, supermarkets, parks, cafés, and all everyday amenities, while offering excellent connectivity to Nicosia city centre and the motorway network.
Nearby Landmarks
Pascal English School – approximately 3 km
Mall of Cyprus – approximately 6 km
General Hospital of Nicosia – approximately 6.5 km
Nicosia City Centre – approximately 10 km
Schools, supermarkets, cafés, pharmacies, and everyday amenities – within 1 km
Easy access to the motorway connecting all major cities
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **7**

Area

Plot Area: **647m²**