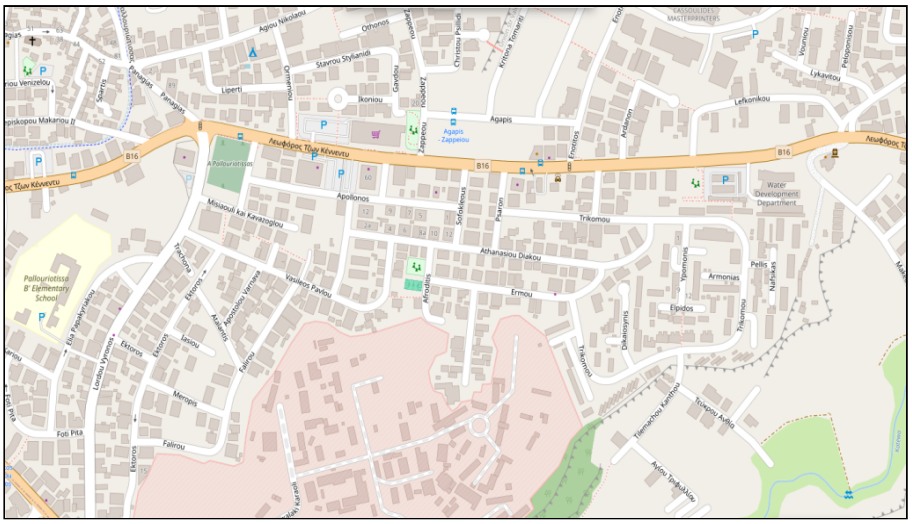

For Sale, Land, Plot, Nicosia, Panagia, 707m²

For Sale : **€ 285,000**

Description
For Sale Residential Plot in Panagia, Nicosia
Discover an outstanding development opportunity with this residential plot located in the highly sought-after area of Panagia, Nicosia. Positioned in a well-established residential neighbourhood with excellent access to the city centre and all essential amenities, this property presents an ideal investment for private homeowners, developers, or investors looking to maximise its exceptional building potential.
The plot extends to 707 sq.m. and falls within the Kα3 Residential Planning Zone (100%), benefiting from an impressive 140% building density, 50% coverage factor, a maximum building height of 17 metres, and permission for up to 4 floors. These excellent planning characteristics provide outstanding flexibility for the construction of apartment buildings, modern residential developments, or a spacious private residence, subject to the relevant planning approvals.
The property currently includes a small existing house, which requires demolition before redevelopment. This provides the new owner with a blank canvas to fully utilise the plot according to their own architectural vision, without being restricted by the existing structure.
Located in one of Nicosia's most convenient residential districts, the plot enjoys immediate access to schools, universities, supermarkets, parks, healthcare facilities, and the city centre, making it an exceptional opportunity for both residential development and long-term investment.
Nearby Landmarks
Frederick University – approximately 1.5 km
University of Cyprus – approximately 2.5 km
Nicosia City Centre – approximately 3 km
Athalassa National Forest Park – approximately 3 km
Schools, supermarkets, cafés, restaurants, pharmacies, banks, and all everyday amenities – within 600 m
Easy access to the motorway connecting all major cities of Cyprus
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: **17**

Area

Plot Area: **707m²**