

For Sale, Land, Plot, Nicosia, Kalopanagiotis, 632m²

For Sale : **€ 65,000**

Description
For Sale Residential Plot in Kalopanagiotis, Nicosia
G&P Lazarou Estate Agents presents this 632 m² residential plot for sale in Kalopanagiotis, Nicosia, offering an attractive opportunity to acquire land in one of Cyprus' most picturesque mountain villages. Surrounded by the natural beauty and distinctive character of the Marathasa Valley, the property is suitable for buyers considering the construction of a permanent mountain residence, holiday home or a long-term property investment, subject to the necessary planning permissions.
The plot falls entirely within Residential Planning Zone H2 (100%), with a generous 90% building density and 50% coverage factor. The planning characteristics allow for development of up to 2 floors with a maximum permitted height of 8.3 metres, always subject to the applicable planning regulations and approval by the relevant authorities.
With a total area of 632 m², the property offers considerable flexibility for residential development. Its relatively high building density is particularly attractive, providing scope for the creation of a comfortable residence while taking advantage of the unique mountain setting.
Kalopanagiotis is renowned for its traditional architecture, cobbled streets, natural springs and spectacular mountainous surroundings. The village has developed into one of Cyprus' most desirable mountain destinations while retaining its authentic character, making property in the area appealing for both private use and investment.
The wider area offers access to traditional restaurants, cafés, village amenities, nature trails and the beautiful Marathasa Valley. The renowned Agios Ioannis Lampadistis Monastery, part of the UNESCO-listed Painted Churches of the Troodos Region, is also located in Kalopanagiotis.
Combining 632 m² of land, H2 residential zoning, 90% building density and a beautiful mountain-village setting, this plot represents an interesting opportunity for anyone looking to create a residence or secure residential land in the Troodos region.
Property Features
Residential Plot
Plot Area: 632 m²
Planning Zone: H2 (100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2
Maximum Height: 8.3 m
Suitable for Residential Development
Mountain Village Location
Attractive Long-Term Investment Potential
Nearby Landmarks & Amenities
Kalopanagiotis Village Centre – nearby
Agios Ioannis Lampadistis Monastery – nearby
Marathasa Valley – surrounding area
Traditional restaurants and cafés – easily accessible
Troodos mountain region – easily accessible
Everyday village amenities – within convenient reach
To discover more residential plots for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bplot%5D=plot&town_planning_zone%5Bresidential%5D=resident
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

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

Area

Plot Area: **632m²**

Further Details

Corner Plot

Gallery





