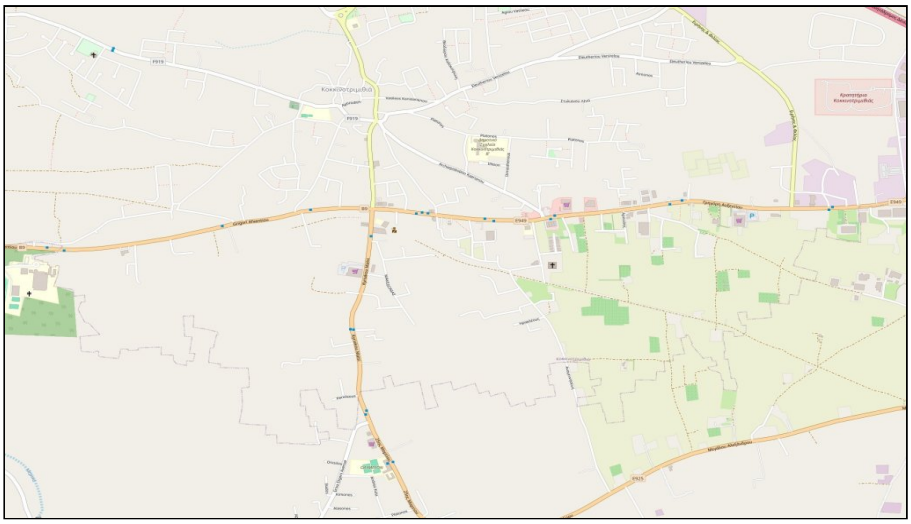

For Sale, Land, Field, Nicosia, Kokkinotrimithia, 23,220m²

For Sale : **€ 1,200,000**

Description
For Sale Two Residential Lands with a Combined Area of 23,220 m² in Kokkinotrimithia, Nicosia
G&P Lazarou Estate Agents proudly presents an exceptional opportunity to acquire two residential lands for sale in Kokkinotrimithia, Nicosia, offering a substantial combined land area of 23,220 m². The two properties comprise 18,338 m² and 4,882 m² respectively, creating an impressive landholding with significant potential for residential development and long-term investment.
Both properties fall within Residential Planning Zone H2 (100%), benefiting from a generous 90% building density and 50% coverage factor. The planning parameters allow development of up to 2 floors, with a maximum permitted height of 8.3 metres, subject to obtaining all necessary planning and development approvals from the relevant authorities.
The considerable combined area creates exciting possibilities for investors and developers seeking a sizeable residential development opportunity within the Nicosia district. Depending on the applicable planning requirements and approvals, the properties could potentially support a comprehensive residential project or other suitable residential development. Their scale and favourable H2 zoning make this offering particularly noteworthy within the Cyprus real estate market.
An important advantage is that the properties benefit from access to a registered road, supporting convenient accessibility and their future development potential. Title deeds are also available, providing prospective purchasers with greater clarity and confidence when considering this significant investment.
Kokkinotrimithia is an established residential community west of Nicosia, combining a peaceful suburban atmosphere with convenient connections towards the capital. The surrounding area provides access to schools, supermarkets, pharmacies, cafés and essential services, while nearby major roads ensure straightforward connectivity with Nicosia and neighbouring communities.
For developers and investors searching for residential land for sale in Nicosia, this rare combination of two sizeable properties offers scale, strong planning characteristics and considerable potential for future residential development.
Property Features
Two Residential Lands
Individual Areas: 18,338 m² + 4,882 m²
Total Combined Area: 23,220 m²
Planning Zone: H2 (100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2
Maximum Height: 8.3 m
Registered Road
Title Deeds Available
Excellent Residential Development Potential
Nearby Landmarks & Amenities
Kokkinotrimithia village centre – approximately 1.5 km
Neo Plaza Retail & Fun Park – approximately 3 km
Nicosia Mall – approximately 7 km
University of Nicosia area – approximately 10 km
Nicosia City Centre – approximately 14 km
To discover more residential land for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bfield%5D=field&town_planning_zone%5Bresidential%5D=residen
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

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

Area

Plot Area: **23,220m²**