

For Sale, Land, Field, Nicosia, Agia Varvara, 2,135m²

For Sale : **€ 79,900**

Description
For Sale Residential Land of 2,135 m² in Nicosia
G&P Lazarou Estate Agents proudly presents this spacious residential land for sale in Nicosia, offering a generous plot area of 2,135 m² in an established residential environment. The property is enclosed, adjoins existing residences and presents an attractive opportunity for private residential development or investment.The land falls within Residential Planning Zone Kα8, with a building density of 60% and a coverage factor of 35%. Based on these parameters, the property offers an indicative total buildable area of approximately 1,281 m² and maximum indicative ground coverage of approximately 747 m², subject always to the applicable planning regulations and the necessary approvals from the competent authorities.The property's substantial size and residential zoning provide flexibility for the development of a spacious private residence or a carefully planned residential project. Its immediate surroundings, characterised by existing homes, contribute to an established residential setting and offer a suitable environment for future development.Access to the property is provided through a right of way. This should be considered together with the relevant title deed, access arrangements and planning documentation when assessing the property's development potential.The location benefits from an established residential character and convenient access to everyday amenities and services in the wider surrounding area. Supermarkets, schools, pharmacies, restaurants, cafés and other essential services are readily accessible, while the wider Nicosia area offers a broad range of healthcare, educational, commercial and recreational facilities.The property also benefits from convenient connections to the surrounding residential areas and the wider road network, providing practical access to Nicosia and neighbouring communities. Its combination of accessibility and a well-established residential environment adds to its appeal for both private buyers and investors.For developers and investors, the property offers a solid basis for evaluating a future residential project, with its sizeable land area and favourable residential planning parameters providing scope for a range of development concepts, subject to the relevant planning and building approvals.Development Potential:
Residential development potential suitable for a private residence or residential project, subject to the applicable planning regulations and the necessary approvals.
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/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: **10**

Area

Plot Area: **2,135m²**

Gallery

