

For Sale, Land, Field, Nicosia, Pera, 2,505m²

For Sale : **€ 120,000**

Description
Residential Land for Sale – 2,505 m² in Pera
G&P Lazarou Estate Agents proudly presents this sizeable residential land for sale, located in Pera, in Nicosia District, extending to approximately 2,505 m².
The property represents a substantial parcel of residential land and falls 100% within Residential Planning Zone H2, giving the property significant development and investment interest.
The H2 zone benefits from a building density of 90% and a coverage factor of 50%. Based on these planning parameters, the property offers an indicative total buildable area of approximately 2,254.5 m², while the maximum indicative coverage corresponds to approximately 1,252.5 m², always subject to the applicable planning regulations, permitted uses, development conditions and the necessary approvals from the competent authorities.
An additional important feature of the property is that it is enclosed, offering enhanced privacy and a more secluded character. The substantial size of 2,505 m², combined with the fact that the entire property falls within the H2 residential zone, provides considerable flexibility and makes the property an interesting option for buyers seeking a sizeable parcel of residential land with significant development potential.
The property is located in Pera, offering a peaceful setting combined with the traditional character of the surrounding countryside, while its wider location provides convenient access to neighbouring communities and the local road network.
For private buyers, developers and investors, this property represents an interesting opportunity to acquire a substantial parcel of residential land with a high building density and significant development potential, always subject to the applicable planning legislation and the necessary approvals.
Its location in Pera, combined with its considerable size, planning parameters and favourable characteristics, makes it worthy of consideration by those looking for residential land for development or as a long-term investment opportunity.
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: **8**

Area

Plot Area: **2,505m²**

Gallery

