

For Sale, Land, Field, Nicosia, Alampra, 628m²

For Sale : **€ 90,000**

Description
For Sale: Field 628 sq.m. in Alonia, Alampra, Nicosia
G&P Lazarou Estate Agents presents this corner field for sale, with a total area of 628 sq.m., located in Alonia, Alampra, Nicosia District. The field offers an interesting opportunity for buyers seeking land with development potential, particularly given its location within a commercial and central functions planning zone.
The field falls entirely, at 100%, within the EB6 Commercial Planning Zone, designated for Commercial and Other Central Functions. It benefits from a building density of 100% and a coverage ratio of 50%, while development is permitted up to 3 floors, with a maximum height of 13.50 metres.
An additional advantage is its access to a registered road, while its corner position provides added flexibility when considering the layout and design of a potential development. These characteristics enhance the practical appeal of the field and can offer greater freedom in exploring development solutions, always subject to the applicable planning regulations and the necessary approvals from the competent authorities.
The inclusion of the field within the EB6 Zone is one of its key characteristics, as this planning designation allows for the consideration of uses beyond purely residential development. Combined with the 100% building density, 50% coverage, the possibility of development up to 3 floors, and its corner position with access to a registered road, the field may be of particular interest to investors and developers evaluating commercial or other compatible central-function developments in the area.
With an area of 628 sq.m., the field offers a practical and manageable landholding for future development. Its planning parameters, together with its corner position and registered road access, create a combination that deserves consideration by buyers looking for land with clearly defined planning characteristics and development potential.
Located in Alonia, Alampra, the field benefits from its position within an area serving the needs of the local community and the wider surrounding region. Its location, commercial planning designation and accessibility make it an option worth considering for buyers looking for land that can potentially support a professional, commercial or investment-oriented development.
For an investor, the combination of 628 sq.m. of field, EB6 zoning, 100% building density, 50% coverage, development potential of up to 3 floors and 13.50 metres in height, registered road access and a corner position provides a solid basis for further technical and financial assessment.
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: **14**

Area

Plot Area: **628m²**

Further Details

Corner Plot

Gallery

