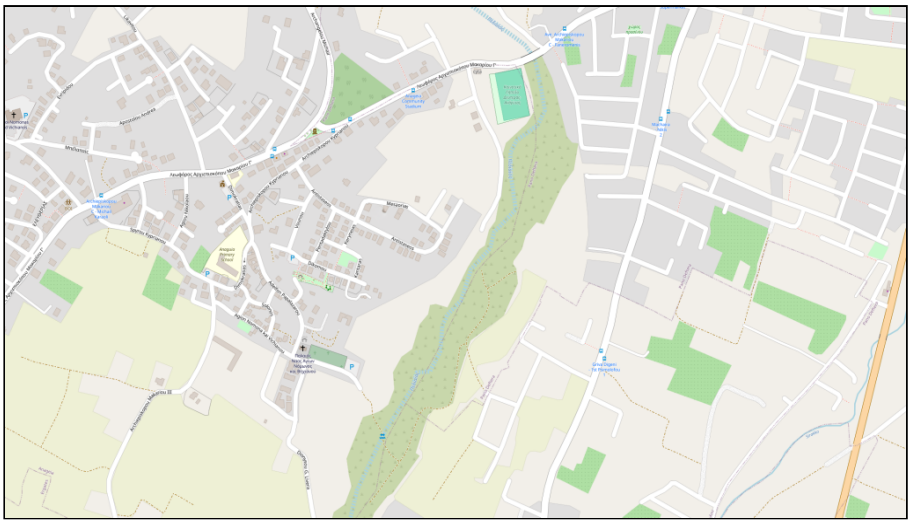


For Sale, Land, Plot, Nicosia, Anageia, 877m²

For Sale : **€ 85,000**

Description
RESIDENTIAL PLOT OF 877 m² FOR SALE IN VOUNOS – ANAGEIA, NICOSIA
G&P Lazarou Estate Agents presents for sale this noteworthy residential plot with a total area of 877 m², located in the Vounos area of Anageia, Nicosia. The property represents an attractive opportunity for private buyers and investors seeking residential land with considerable development potential.
The property falls within Residential Planning Zone H2, with a building density coefficient of 90% and a coverage coefficient of 50%. Based on the total area of 877 m², this corresponds to an indicative total buildable area of approximately 789.3 m² and a maximum indicative ground coverage of approximately 438.5 m², provided that these planning rights apply to the entire plot and always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
According to the available planning characteristics, development of up to 2 floors is permitted, with a maximum height of 8.3 m. These characteristics, combined with the generous size of the plot, provide considerable potential for residential development, depending on the proposed design and the relevant approvals.
A significant advantage of the property is its direct access to a registered road along one side, providing road frontage and facilitating both accessibility and the future planning of the property.
This represents an attractive option for buyers seeking a residential plot in Anageia, offering a generous land area, high building density coefficient, access to a registered road and significant potential for future development.
Property Features: Residential Plot | Vounos, Anageia – Nicosia | Area 877 m² | Residential Zone H2 | Building Density 90% | Coverage 50% | Up to 2 Floors | Maximum Height 8.3 m | Road Frontage and Access to a Registered Road Along One Side
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/el/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: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **877m²**

Gallery

