

For Sale, Land, Field, Nicosia, Kokkinotrimithia, 2,753m²

For Sale : **€ 190,000**

Description
RESIDENTIAL FIELD OF 2,753 m² FOR SALE IN KOKKINOTRIMITHIA, NICOSIA
G&P Lazarou Estate Agents presents for sale this residential field with a total area of 2,753 m², located in Kokkinotrimithia, Nicosia District.
The property falls 100% within Residential Planning Zone H3, with a building density coefficient of 60% and a coverage coefficient of 35%, offering considerable potential for future residential utilization.
Based on the total area of 2,753 m² and the 60% building density coefficient, the property offers an indicative total buildable area of approximately 1,651.8 m². With a coverage coefficient of 35%, the indicative maximum ground coverage is approximately 963.6 m², always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
An important factor to consider is that the property is landlocked and does not currently benefit from direct registered road access. Therefore, any future development or utilization of the property should be assessed in conjunction with the possibility of securing legal access and the applicable requirements of the relevant authorities.
The property's generous land area, combined with its residential planning designation, makes it an interesting opportunity for investors or buyers seeking a sizeable piece of residential land in Kokkinotrimithia and who are in a position to evaluate the relevant access and development requirements.
Property Features: Residential Field | Kokkinotrimithia, Nicosia | Area 2,753 m² | 100% Residential Zone H3 | Building Density 60% | Coverage 35% | Indicative Buildable Area 1,651.8 m² | Indicative Maximum Coverage 963.6 m² | Landlocked | No Direct Registered Road Access
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: **Field**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **2,753m²**

Gallery

