

For Sale, Land, Field, Nicosia, Ergates, 1,803m²

For Sale : **€ 80,000**

Description
A residential field for sale in Ergates, Nicosia, with a total land area of 1,803 sq.m. Situated in a peaceful setting, the property offers an attractive opportunity for buyers and investors seeking residential land with long-term development potential.
The field falls entirely within Residential Planning Zone H3 (100%), with a building density of 60% and a coverage ratio of 35%. The planning regulations permit the construction of up to 2 storeys, with a maximum building height of 8.3 metres, subject to the necessary planning and building approvals.
An important characteristic of the property is that it is landlocked, meaning it does not have direct access to a registered public road. Any future development would therefore require appropriate access arrangements and compliance with the relevant planning requirements.
Ergates is a traditional community in the Nicosia District, offering a quiet residential environment away from the busy city centre. The property benefits from its location within the wider Ergates area, with access to nearby communities, local services and the road network connecting the surrounding villages with Nicosia.
With its 1,803 sq.m. land area and 60% building density, the field presents an interesting opportunity for residential investment or future development, provided that the necessary legal access and planning approvals can be secured.
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://www.gplazarou.com/properties/land-for-sale-in-nicosia
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: **1,803m²**

Gallery

