

For Sale, Land, Field, Nicosia, Ergates, 4,228m²

For Sale : **€ 190,000**

Description
Residential Field of 4,228 sq.m. for Sale in Ergates, Nicosia – 60% Building Density | Title Deed Available
An excellent opportunity to acquire a residential field of 4,228 sq.m. in Ergates, Nicosia, situated in a peaceful and developing residential area that combines the tranquillity of the countryside with convenient access to essential amenities and neighbouring communities.
The property benefits from direct access to a registered public road, providing an important advantage for accessibility and potential future development. Its generous land area makes it an attractive option for private buyers, property developers and investors seeking residential land with promising development potential.
The field features a building density of 60% and a coverage ratio of 35%, allowing the construction of buildings of up to two storeys, subject to the applicable planning and building regulations. These characteristics offer flexibility for residential development, including detached houses, semi-detached residences or a planned housing project, subject to the necessary approvals.
An additional advantage is the availability of a Title Deed, providing prospective buyers with clear ownership documentation.
Ergates is an established community in the Nicosia District, offering a pleasant residential environment surrounded by open countryside. The property enjoys convenient access to the centre of Ergates, where residents can find local shops, schools and everyday services.
The area also provides connectivity to Psimolofou, Episkopeio, Deftera and the wider Nicosia region, making it an appealing choice for those seeking a quieter lifestyle while maintaining access to urban amenities and employment centres.
With its substantial land area, 60% building density, registered road access and available Title Deed, this residential field represents a promising opportunity for buyers and investors interested in developing or acquiring residential land in the Nicosia District.
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Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **4,228m²**

Gallery

