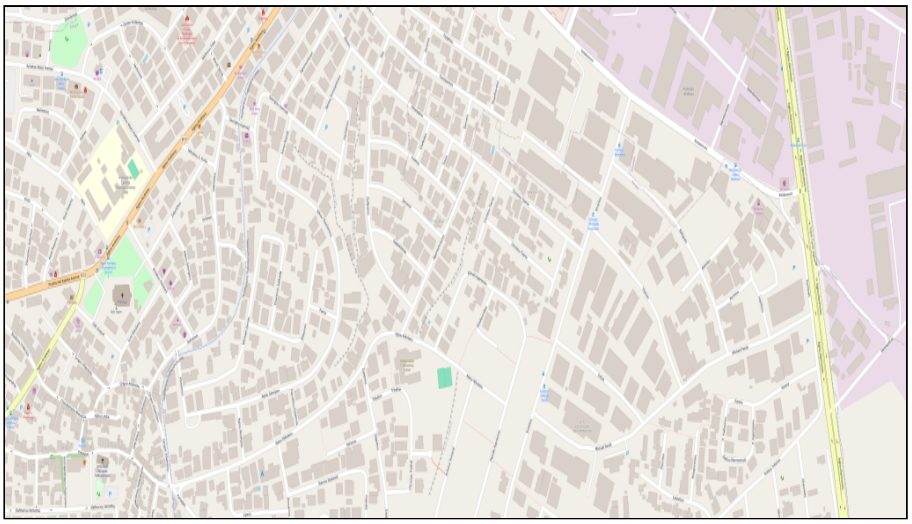

For Sale, Land, Plot, Nicosia, Panagia, 799m²

For Sale : **€ 350,000**

Description
For Sale | Residential Plot of 799 sq.m. in Panagia, Nicosia
A residential plot of 799 sq.m. is available for sale in Panagia, Nicosia, offering considerable development potential in an established urban location. With a 140% building density, 50% coverage factor and available Title Deed, this property presents an attractive opportunity for developers and investors seeking residential land in the capital.
The plot falls within the Kα3 Residential Planning Zone, benefiting from a high building density that allows for the consideration of a substantial residential development, subject to the necessary planning permissions and regulations.
Its 140% building density corresponds to a theoretical maximum buildable floor area of approximately 1,118.6 sq.m., while the 50% coverage factor corresponds to a maximum building footprint of approximately 399.5 sq.m. These figures are indicative and subject to the applicable planning provisions.
Located in Panagia, within the Nicosia municipality, the property benefits from an urban setting with access to commercial areas, schools, shopping facilities, healthcare services and everyday amenities.
The plot's generous size and planning characteristics provide flexibility for exploring the development of a residential apartment building or another permitted residential project.
A Title Deed is available, providing important documentation for prospective purchasers.
With its substantial building density, residential zoning and location within Nicosia, this plot offers an appealing opportunity for buyers considering a future residential development.
To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale-land/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: **Plot**
Town Planning Zone: **Residential**
Height: **17**

Area

Plot Area: **799m²**

Gallery

