

# For Sale, Land, Plot, Nicosia, Potamia, 15,227m²

For Sale : **€ 400,000**

**Description**
For Sale | Prime Corner Residential Field of 15,277 m² with Registered Road Access in Potamia – Agia Mavri, Nicosia
A prime corner residential field with a total area of 15,277 m² is available for sale in the Potamia – Agia Mavri area, near Dali (Idalion), Nicosia District. The property benefits from a desirable corner position and access via a registered public road, making it an attractive opportunity for investors, property developers and buyers seeking a substantial parcel of residential land.
The field falls within Residential Planning Zone H3, featuring a building density of 60% and a coverage ratio of 35%, subject to the applicable planning regulations and approvals.
Based on the total land area, the planning coefficients correspond to a theoretical maximum buildable floor area of approximately 9,166.20 m² and a maximum building footprint of approximately 5,346.95 m². These calculations are indicative and remain subject to planning requirements and the relevant authorities' approval.
One of the property's key advantages is its corner position with frontage onto registered roads, providing a favourable setting for potential future residential development. Its road access and substantial land area enhance its appeal for investors considering residential projects, subject to the necessary permits and planning conditions.
The property's location in the wider Potamia and Dali area provides connections to neighbouring residential communities and essential services.
Important points of interest in the wider region include Potamia Village | Agia Mavri Area | Dali (Idalion) | Ancient Idalion Archaeological Site | Pera Chorio.
Combining its 15,277 m² total area, prime corner position, registered road access, 60% building density and 35% coverage ratio, this residential field represents an appealing opportunity for long-term investment or potential residential development in the Potamia – Agia Mavri area.
To discover more residential fields and land for sale in Nicosia District, you can browse our complete portfolio directly from our website by clicking the following link:https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

## Details

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

## Main Features

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

## Area

Plot Area: **15,227m²**

## Further Details

Corner Plot

# Gallery

