

For Sale, Land, Plot, Nicosia, Tseri, 2,592m²

For Sale : **€ 160,000**

Description
For Sale | Residential Field of 2,592 m² in Planning Zone Kα8 in Tseri, Nicosia
A residential field with a total area of 2,592 m² is available for sale in Tseri, Nicosia District. The property is situated in a developing residential area and presents an interesting opportunity for buyers and investors seeking land with potential for future residential development.
The field falls within Residential Planning Zone Kα8, 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 1,555.20 m² and a maximum building footprint of approximately 907.20 m². These figures are indicative and remain subject to planning restrictions and approval by the relevant authorities.
An important characteristic of the property is that it is landlocked, meaning that it does not have direct access to a registered public road. Therefore, any future development would require investigation into the possibility of securing legal road access and obtaining the necessary planning and building permits.
The field is located in Tseri, a residential area within Nicosia District, offering connections to neighbouring communities and the wider road network of the capital.
Important points of interest in the wider area include Tseri Town Centre | Tseri Municipal Services | GSP Stadium | Lakatamia | Latsia.
Combining its 2,592 m² total area, Residential Planning Zone Kα8, 60% building density and 35% coverage ratio, this field represents an opportunity for long-term land investment or potential future residential development, subject to the necessary access arrangements and planning approvals.
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: **10**

Area

Plot Area: **2,592m²**

Gallery

