

For Sale, Land, Plot, Nicosia, Psimolofou, 2,760m²

For Sale : **€ 165,000**

Description
For Sale | Residential Field of 2,760 m² with Right of Way in Psimolofou, Nicosia
A residential field with a total area of 2,760 m² is available for sale in Psimolofou, Nicosia District. The property presents an interesting opportunity for buyers and investors seeking residential land with potential for future development in a village setting.
The field falls within Residential Planning Zone H3, featuring a building density of 60% and a coverage ratio of 35%, with a maximum allowance of two floors and a building height of 8.3 metres, 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 1,656 m² and a maximum building footprint of approximately 966 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 access is provided through a right of way. This arrangement should be considered when evaluating future development plans, as the legal status, dimensions and suitability of the access must be assessed in accordance with the applicable requirements.
The field's residential zoning and substantial land area offer potential for future residential use or investment, subject to the necessary planning permissions and access conditions.
Situated in Psimolofou, the property is located within a residential village environment in Nicosia District, with connections to surrounding communities and local services.
Important points of interest in the wider area include Psimolofou Village Centre | Pera Village | Ergates | Tseri | Tamassos Area.
Combining its 2,760 m² total area, Residential Planning Zone H3, 60% building density, 35% coverage ratio and right-of-way access, this field presents an opportunity for residential land investment or potential future development in Psimolofou.
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: **2,760m²**

Gallery

