

For Sale, Land, Field, Nicosia, Tseri, 102,229m²

For Sale : **€ 800,000**

Description
For Sale | Large Residential Field of 102,290 m² with Registered Road Access in Tseri, Nicosia
An extensive residential field with a total area of 102,290 m² is available for sale in Tseri, Nicosia District. The property represents an attractive opportunity for investors and property developers seeking a substantial landholding with potential for large-scale residential development, subject to the necessary planning approvals.
The field falls within two residential planning zones: Kα6, covering 18% of the property, and Kα8, covering the remaining 82%. According to the supplied planning information, the property has building density coefficients of 60% and 35% and coverage ratios of 90% and 50%, respectively. These coefficients require verification against the official planning records before development calculations can be confirmed.
Both planning zones specify a maximum allowance of two floors and a building height of 10 metres, subject to the applicable planning regulations and approvals.
One of the property's key advantages is its direct access to a registered public road, with road frontage along one side of the field. This characteristic is particularly relevant when assessing potential future development, infrastructure requirements and access arrangements.
The substantial land area and combination of residential planning zones make the property an interesting opportunity for investors considering a large residential project or long-term land investment. Any proposed development would be subject to the relevant planning regulations, road requirements and approval by the competent authorities.
Located in Tseri, the property lies within the wider Nicosia District, with connections to surrounding residential communities and the capital's road network.
Important points of interest in the wider area include Tseri Town Centre | Lakatamia | Latsia | GSP Stadium | Nicosia Mall.
Combining its 102,290 m² total area, dual residential zoning, two-floor planning allowance, maximum building height of 10 metres and registered road frontage, this field presents an interesting opportunity for substantial residential land investment in Tseri.
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: **Field**
Town Planning Zone: **Residential**
Height: **20**

Area

Plot Area: **102,229m²**

Gallery

