

For Sale, Land, Plot, Nicosia, Mammari, 1,180m²

For Sale : **€ 69,500**

Description
For Sale | Residential Field of 1,180 m² in Mammari, Nicosia – Planning Zone H2
A residential field with a total area of 1,180 m² is available for sale in Mammari, Nicosia District. The property represents an interesting opportunity for individuals, developers and investors seeking residential land with future development potential in a peaceful village environment.
The field falls within Residential Planning Zone H2, featuring a building density coefficient of 90% and a coverage ratio of 50%, offering significant potential for residential development, subject to the applicable planning regulations and necessary approvals.
Based on the stated planning coefficients, the property has a theoretical maximum buildable floor area of approximately 1,062 m² and a theoretical maximum ground coverage of approximately 590 m². These calculations are indicative and do not constitute confirmation of development rights.
An important characteristic of the property is that it is landlocked and does not have direct access to a registered public road. Any future development would therefore depend on securing legally recognised access and obtaining the relevant planning and building permissions.
The property's size and planning characteristics may make it suitable for future residential development or a long-term land investment, provided that the necessary access and development requirements can be satisfied.
Situated in Mammari, the field benefits from a village setting within the wider Nicosia District, with connections to neighbouring communities and regional amenities.
Important points of interest in the wider area include Mammari Village Centre | Kokkinotrimithia | Paliometocho | Akaki | Nicosia–Troodos Road Network.
Combining its 1,180 m² land area, 90% building density, 50% coverage ratio and location in Mammari, this residential field presents an interesting investment opportunity for buyers seeking land with long-term development prospects, subject to resolving its access limitations.
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: **1,180m²**

Gallery

