

# For Sale, Land, Field, Nicosia, Tseri, 3,438m²

For Sale : **€ 275,900**

**Description**
For Sale | Residential Field of 3,438 sq.m. in Tseri, Nicosia
Located in the developing residential area of Tseri, Nicosia, this 3,438 sq.m. residential field for sale presents an attractive opportunity for buyers and developers seeking land with considerable building potential. Its generous size and favourable planning characteristics offer flexibility for future residential development, subject to the necessary approvals.
The property benefits from a building density of 90% and a coverage factor of 50%, allowing for the construction of buildings up to two storeys, with a maximum permitted height of 10 metres.
Based on these planning parameters, the field offers a theoretical maximum buildable area of approximately 3,094 sq.m. and maximum ground coverage of approximately 1,719 sq.m., subject to planning regulations and development approvals. These characteristics make the property suitable for exploring residential projects, including individual houses or a larger residential development, depending on the applicable planning requirements.
The field is currently landlocked, meaning that legal road access would need to be secured before development could proceed. This is an important consideration for prospective purchasers evaluating the property's future potential.
Situated in Tseri, the property benefits from its location within the wider Nicosia district, with access to neighbouring residential communities and the capital's broader network of amenities and services.
A separate Title Deed is available, providing an important element of documentation for prospective buyers.
With its substantial land area, favourable building density and residential development possibilities, this field offers an interesting proposition for those planning a future project in Tseri.
To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale-land/Nicosia
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

## Details

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

## Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

## Area

Plot Area: **3,438m²**

# Gallery

