

For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 625m²

For Sale : **€ 189,000**

Description
For Sale | Corner Residential Plot of 625 m² Adjacent to Green Area – Ka7 Zone, Nicosia
A rectangular corner residential plot of 625 m² is available for sale in the Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with excellent development potential.
The property features a rectangular shape, corner position and generous road frontage of approximately 30.72 metres. It adjoins a registered road and is situated next to a designated green area, providing an appealing setting for the development of a private residence or another residential project.
Its rectangular configuration and extensive frontage offer flexibility in architectural planning, allowing prospective buyers to explore different building layouts and make efficient use of the available land, subject to the necessary planning approvals.
The plot falls within the Ka7 residential planning zone, with a building density coefficient of 80% and a coverage ratio of 45%.
Based on the total area of 625 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 500 m² and an indicative maximum ground coverage of approximately 281.25 m². The actual development potential remains subject to applicable planning regulations and approvals.

One of the property's most appealing features is its position adjoining a green area, which enhances its residential setting. Combined with its corner location and generous frontage, the plot provides an attractive opportunity to design a comfortable home with spacious indoor living areas, a private garden and functional outdoor spaces.
The property is situated within the wider urban area of Nicosia, offering access to schools, supermarkets, pharmacies, shops and other everyday amenities.
Points of interest in the wider area include Strovolos | Lakatamia | Makario Stadium | European University Cyprus | Nicosia City Centre.
Combining its 625 m² land area, rectangular corner configuration, 30.72-metre frontage, registered road access, adjoining green area and Ka7 residential zoning, this property represents an appealing opportunity for buyers and investors seeking residential land with development potential in Nicosia.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio:
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**
Website

Status: **Available**

Unit Number: **PLOT 6**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **625m²**

Gallery

