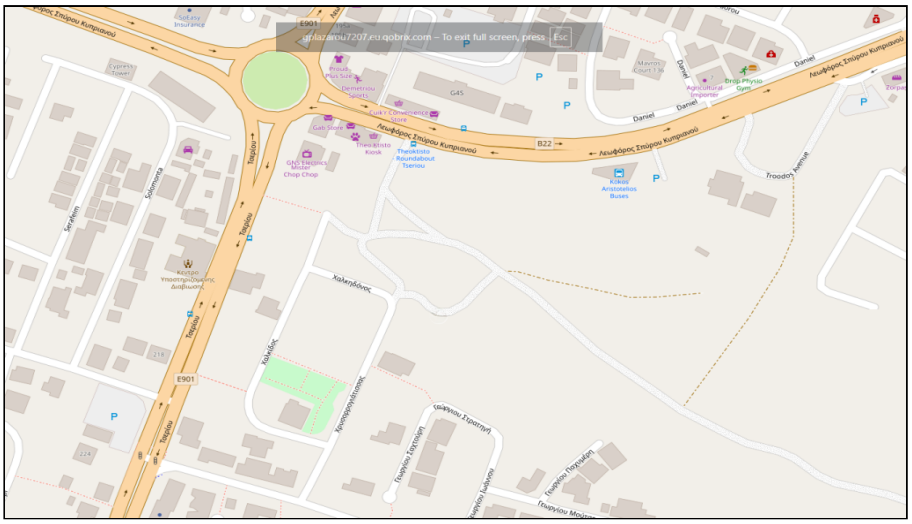


For Sale, Land, Plot, Nicosia, Strovolos, Agios Vasileios, 544m²

For Sale : **€ 219,000**

Description
For Sale | Large Rectangular Residential Plot of 544 m² Adjacent to Green Area – Ka7 Zone, Nicosia
A large rectangular residential plot of 544 m² is available for sale in Nicosia District, offering an excellent opportunity for individuals, families and investors seeking residential land with attractive development potential.
The property features a regular rectangular shape and a generous frontage of approximately 27.32 metres along a registered road, providing convenient access and flexibility in architectural planning. Its configuration allows for efficient use of the available land, making it an appealing choice for the construction of a spacious private residence or another residential development, subject to the necessary planning approvals.
An important advantage of the property is that it adjoins a designated green area, enhancing its residential setting and making it particularly attractive to buyers seeking a home with a pleasant surrounding environment.
The plot falls within the Ka7 residential planning zone, with a building density coefficient of 80% and a coverage ratio of 45%.
Based on its total area of 544 m², the building density coefficient corresponds to an indicative maximum buildable floor area of approximately 435.20 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 244.80 m². These figures are theoretical and remain subject to applicable planning regulations and the necessary approvals.
The combination of its generous 27.32-metre frontage, rectangular configuration, registered road access and adjoining green area offers attractive possibilities for the design of a modern residence with comfortable indoor living spaces, a private garden and functional outdoor areas.
Located within the wider urban area of Nicosia, the property offers access to schools, supermarkets, pharmacies, shops and other essential everyday amenities.
Important points of interest in the wider area include Strovolos | Lakatamia | Makario Stadium | European University Cyprus | Nicosia City Centre.
Combining its 544 m² land area, wide frontage, rectangular shape, adjoining green area and Ka7 residential zoning, this plot represents an attractive 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 3**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **544m²**

Gallery

