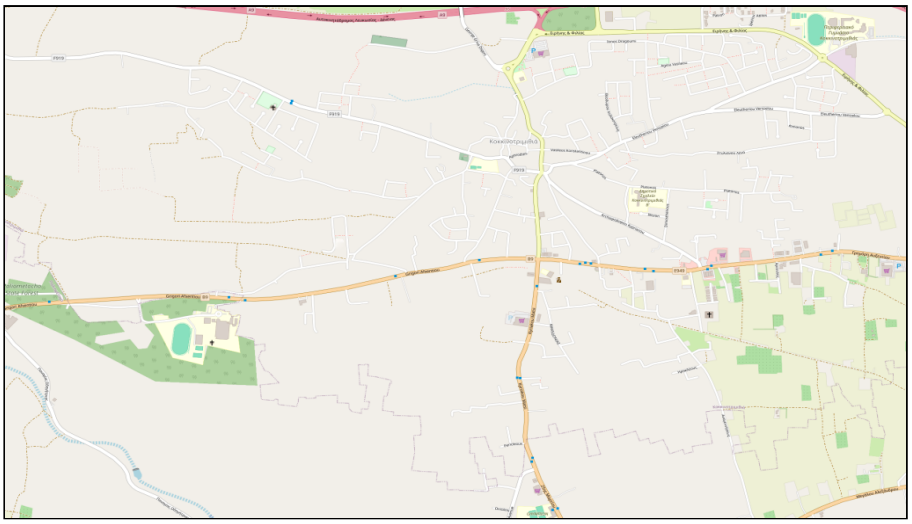


For Sale, Land, Plot, Nicosia, Kokkinotrimithia, 521m²

For Sale : **€ 95,000**

Description
For Sale | Residential Plot of 521 sq.m. in Kokkinotrimithia, Nicosia
A 521 sq.m. residential plot for sale in Kokkinotrimithia, Nicosia, offering an appealing opportunity for buyers looking to build a private residence or explore a future residential development. With favourable planning coefficients, access to a registered road and an available Title Deed, this property provides a practical starting point for a construction project.
The plot benefits from a 90% building density and a 50% coverage factor, providing flexibility for residential development, subject to the relevant planning regulations and approvals.
Based on these coefficients, the theoretical maximum building area is approximately 468.9 sq.m., while the maximum ground coverage is approximately 260.5 sq.m. These parameters offer possibilities for designing a family home or considering alternative residential layouts, depending on the permitted development specifications.
An important advantage is the property's access to a registered public road, which supports accessibility and future construction planning. Furthermore, the available Title Deed allows prospective purchasers to review the property's ownership documentation before proceeding.
Located in Kokkinotrimithia, within the Nicosia district, the plot benefits from its position in an established residential community with access to local services and connections to the wider Nicosia area.
The combination of its 521 sq.m. area, development coefficients and registered road access makes this residential plot a worthwhile consideration for buyers planning their next home or residential project.
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: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **521m²**

Gallery

