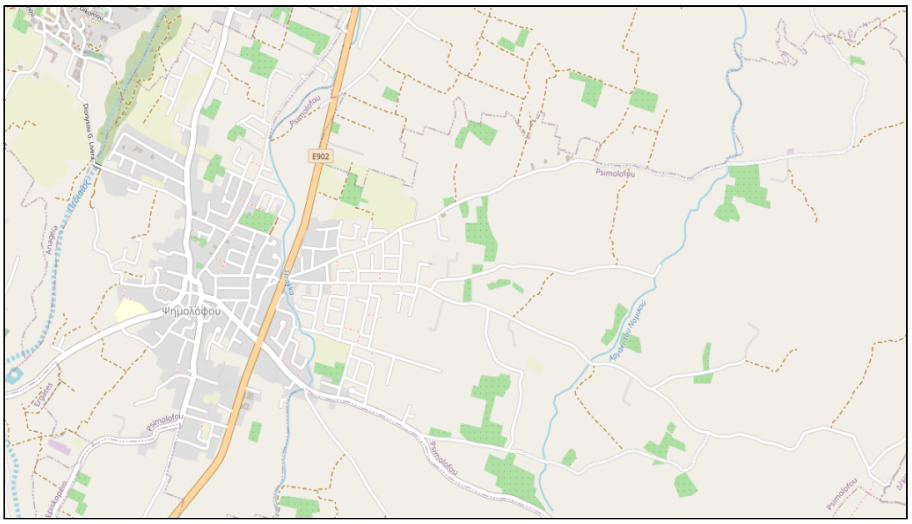



# For Sale, Land, Plot, Nicosia, Psimolofou, 546m²

For Sale : **€ 69,000**

**Description**
For Sale | Rectangular Residential Plot of 546 m² Next to a Green Area with Registered Road Access – Nicosia District
An attractive rectangular residential plot of 546 m² is available for sale in Nicosia District, offering an excellent opportunity for individuals and investors seeking residential land with favourable planning coefficients and convenient road access.
The property features a regular rectangular shape and a frontage of approximately 18.86 metres, providing practical dimensions and flexibility for future architectural planning and residential development.
One of the property's key advantages is its location directly adjacent to a green area, offering a pleasant surrounding environment and an attractive setting for a future home.
Additionally, the plot benefits from access via a registered road, an important feature that enhances accessibility and supports potential residential development, subject to the relevant planning and building approvals.
The property has a building density coefficient of 90% and a coverage ratio of 50%, offering considerable potential for residential development.
Based on its total area of 546 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 491.40 m² and an indicative maximum ground coverage of approximately 273 m², subject to applicable planning regulations.
The combination of its 546 m² land area, rectangular shape, 18.86-metre frontage, registered road access and position next to a green area makes the property an appealing option for buyers considering the construction of a private residence or another residential development.
Its favourable planning coefficients and practical configuration also make it an interesting investment opportunity for those seeking residential land with long-term potential.
The property is situated in Nicosia District, providing access to the wider services, amenities and commercial facilities of the capital.
Combining its location adjacent to a green area, registered road access, generous frontage, 90% building density and 50% coverage ratio, this residential plot represents an attractive opportunity for buyers and investors seeking land with promising development prospects.
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 9**

## Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

## Area

Plot Area: **546m²**

# Gallery

