



For Sale, Land, Plot, Nicosia, Agia Varvara, 648m²

For Sale : € 113,050

Description

Mastering the Art of Modern Development begins with selecting a location that guarantees both immediate readiness and long-term value. This under-division plot in Agia Varvara represents a premier choice for those seeking a balance between a small development and high-value living. Being part of a professional division project ensures that you are acquiring a site with modern infrastructure and clear boundaries, providing the ideal setting for a sophisticated residential project or a bespoke family home.

Balance between Small Development and High-Value Living

The property is situated within the Kα6 residential zone, which is highly sought after for its versatility and yield potential. With a building density of 90% and a coverage factor of 50%, the land offers significant buildable area to create a high-value residence or a small complex of modern townhouses. The allowance for two floors and a maximum height of 10 meters allows for contemporary architectural designs that maximize internal space and natural light. Investing in a plot with such efficient development parameters ensures your project remains a secure and solid asset for over 3 decades of experience.

Description Under division plot in Ag.Varvara village. It falls with the Residential Planing Zone Ka6 with building density 90% and coverage coefficient of 50%, maximum floors 2 and 10 meters height. Subject to V.A.T. The property is located in an area characterized by newly built residences and offers a level topography, which significantly streamlines the construction process for developers or individual buyers.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near the Primary School of Agia Varvara and the main access road to Alampra.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic position, offering a tranquil village lifestyle while maintaining excellent proximity to the primary professional hubs of the Nicosia district.

Plots of land for sale in Nicosia: A significant opportunity to secure a residential plot in a prime under-division project in the growing Agia Varvara area.

Cyprus real estate investment: A high-potential asset perfect for those seeking capital appreciation and a high-yield buildable area in a suburban setting.

Primary School of Agia Varvara: Situated just 2 minutes away, making it an excellent choice for young families.

A1 Motorway (Alampra Junction): Reachable in just 4 minutes, providing the perfect gateway for travel to Nicosia, Larnaca, or Limassol.

Pera Chorio-Nisou: Located within a 6-minute drive, offering access to large supermarkets, pharmacies, and comprehensive commercial services.

Nicosia General Hospital: A 14-minute drive ensures your home is perfectly connected to the capital's main healthcare facilities.

Larnaca International Airport: Positioned only 25 minutes away, providing effortless access for international travelers and professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of yield potential and residential tranquility, this Agia Varvara plot is a remarkable opportunity. Residential lands with 90% density in organized division projects move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss the architectural possibilities of this development-ready site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **648m²**



Gallery

