Development Land of Four Adjacent Residential Fields in Tseri, Nicosia

FOR SALE - € 550,000 + VAT EUR



https://www.mayfaircyprus.net/p/240521

Prop No.	**240521**
City:	**Nicosia**
Area:	**Tseri**
Plot:	**17040 m^2**
Title deeds:	**Yes**
Property Type:	**Agricultural Land**
Condition:	**Resale**

Excellent investment opportunity in Tseri, Nicosia, offering a 75% undivided share of four adjoining residential fields. The properties are ideally positioned approximately 1 km southeast of the Tseri community center, within a quiet, established residential area. The four fields have a combined land area of 17,040 sq.m., with the 75% share corresponding to approximately 12,780 sq.m. This substantial landholding presents significant potential for residential development or strategic land banking. Key Features: •Topography: Relatively level surface, facilitating future construction. •Access: Dual access via registered roads on the southwest and northeast boundaries. •Frontage: Total road frontage of approximately 105 m. •Planning History: A planning permit was previously issued (01/03/2011) for division into 14 plots and 1 field (currently expired). •Note: No distribution agreement is currently in place. This offering is particularly attractive for developers seeking scale within a growing suburb. The combination of location, accessibility, and previous planning history enhances the long-term value proposition. Property Breakdown (75% Share): •Reg. No. 10/241: Total 3,893 sq.m. Zone Kα6 (90% building coefficient, 50% coverage, 2 floors). •Reg. No. 10/242: Total 5,751 sq.m. Zone Kα6 (90% building coefficient, 50% coverage, 2 floors). •Reg. No. 10/244: Total 4,218 sq.m. Zone Kα8 (60% building coefficient, 35% coverage, 2 floors). •Reg. No. 10/245: Total 3,178 sq.m. Zone Kα8 (60% building coefficient, 35% coverage, 2 floors).

Property features

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