Residential field in Tseri, Nicosia

FOR SALE - € 230,000 + VAT EUR



https://www.mayfaircyprus.net/p/260176

Prop No.	**260176**
City:	**Nicosia**
Area:	**Tseri**
Plot:	**4032 m²**
Title deeds:	**Yes**
Property Type:	**Agricultural Land**
Condition:	**Resale**

Residential field, extending to about 4,032sq.m. in total, located in Tseri, Nicosia District. It is ideally positioned approximately 25m east of the Lakatamia–Tseri main connection road and about 2km from the municipality centre, offering both accessibility and long-term development potential. Key Features: • Area: 4,032sq.m. • Location: Approx. 25m east of the Lakatamia–Tseri connecting road. • Distance to Centre: Approx. 2km from Tseri Municipality centre. • Topography: Regular configuration (rectangular shape). • Access: Abuts a registered dirt road along its western boundary with approximately 40m of frontage. The property's substantial road frontage and proximity to the main connecting road ensure convenient access to Nicosia and surrounding areas, making it an excellent option for residential development. The property falls within a dual zoning designation: • Zone Κα8 (92%): Residential use with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (10m) of construction. • Zone Δα2 (8%): Protection zone with a building coefficient of 1%, coverage of 1%, and permission for 1 floor (5m) of construction. Please Note: The field is subject to a water pipe works requisition. There is a separate title deed for this property.

Property features

Mayfair Properties
Corner of 1 Arch Makariou III & Gr Afxentiou Ave.
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus
Tel: +357 248 187 30< Fax: +357 248 187 740
E-mail: info@mayfaircyprus.com
Website: www.mayfaircyprus.com