(Share) Dual-Zone Residential/Commercial Land in Tseri, Nicosia

FOR SALE - € 595,000 + VAT EUR



https://www.mayfaircyprus.net/p/260177

Prop No.	**260177**
City:	**Nicosia**
Area:	**Tseri**
Plot:	**11697 m^2**
Title deeds:	**Yes**
Property Type:	**Agricultural Land**
Condition:	**Resale**

An excellent investment opportunity in the rapidly developing area of Tseri, offering a 62.5% (5/8) undivided share of a large dual-zone field. The entire field extends to 11,697 sq.m., with the share corresponding to approximately 7,310 sq.m. The property is ideally positioned about 2 km north of Tseri's town centre and the well-known Church of Saints Constantine and Helen, ensuring convenient access to local amenities. Key Features: • Share: 62.5% (approx. 7,310 sq.m.) • Total Field Area: 11,697 sq.m. • Frontage: Approx. 100m along a registered public road (eastern boundary). • Shape & Topography: Almost regular shape with a slight southwest incline. Planning Zones: The property benefits from a highly attractive dual planning designation: • Residential Zone Ka8 (46%) • Commercial Zone Eβ (54%) With a building density coefficient of up to 60% and land coverage of up to 35%, the asset offers significant flexibility for mixed residential and commercial development, making it suitable for a wide range of investment strategies. This is a rare opportunity to secure a substantial landholding in an expanding municipality of the Nicosia district, combining strong road frontage, advantageous zoning, and long-term development potential. No distribution agreement in place. Please Note: The field is subject to a road acquisition. The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

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