



#11128

# Five Fields Nisou, Nicosia (11128)

📍 Nisou, Nicosia

€7,300,000 +VAT



# Overview

## Specifications

Area

 **89420 m<sup>2</sup>**

Type	Field	Title deed	Yes
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## Description

Five Fields Nisou, Nicosia (11128)

This asset consists of five adjoining fields in Nisou.

The asset is located adjacent to the Nicosia - Limassol motorway on its east boundary, a few meters from the Tseri exit.

The five fields have a combined area of 89,420sqm, an irregular shape and benefit from a road frontage of 150m along a public registered. The asset qualifies for unified large scale developments as specified by chapter 20 of the local plan of south Nicosia. The asset is affected by a compulsory purchase.

The wider area of the asset comprises warehouses and industrial units, part of the Dali industrial, and of agricultural land.

The property has the potential to be covered by all essential services (electricity, water and telecommunications).

The asset falls into three planning zones:

- Γα4 with 10% building density, 10% coverage, 2 floors and a maximum height of 7m.
- Δα2 with 1% building density, 1% coverage, 1 floors and a maximum height of 5,5m.
- Δα4

THE PRICE MAY BE SUBJECT TO VAT.



# Additional information

## Features

Connected to electric mains

Easy access to highway

Easy access to main roads

Investment opportunity

Near amenities

## Distances

Amenities



400 m

Airport



35 km


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Γα4	10%	10%	7 m	2	-
Δα2	1%	1%	5 m	1	-

## Contact us



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