



#11967

# Amazing Business For Sale in Sia Nicosia | Ideally For Short Rent or Wedding | Birthday Events And More! (11967)

📍 Sia, Nicosia

€2,000,000









# Overview

## Specifications

Area		28429 m <sup>2</sup>	
Type	Field	Title deed	Yes

## Description

? Captivating 28,429 m<sup>2</sup> Estate for Sale in Sia, Nicosia | Ideal for Luxury Retreats, Weddings & Investment

A unique location in Sia only minutes drive from Nicosia which is an excellent choice for guests seeking privacy and luxury surrounded by pine trees. The area is quiet, safe and beautiful. It has a breathtaking Mountain View with lush gardens, waterfall, pool, exotic palm trees, stone elements and the white aesthetics to make up a unique setting!

An extraordinary 28.429 sq.m. estate nestled in the peaceful village of Sia, Cyprus — strategically located between Nicosia, Limassol, and Larnaca Airport.

- ? Flat, dual-access land
- ? Licensed for residential development
- ? Full building permit + architectural plans
- ? 90% building density | 50% coverage | Max height 8.3m
- ? Electricity & water supply
- ? Luxury amenities: ???? Pool, ? Tennis, ?? Mini football, ? Horse riding, Zipline
- ? Waterfall and 68 m<sup>2</sup> swimming pool
- ?? Existing Structures (Built in 1975 | Good Condition):  
West Wing: 30 m<sup>2</sup> + 23 m<sup>2</sup> (additional level)



# Additional information

## Features

Connected to electric mains

Country view

Easy access to highway

Investment opportunity

Mountain view

Municipal water/sewage

Next to green area

Own water supply

Prime land

Quiet area

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H2	50%	90%	8.3 m	2	-
H3	35%	60%	8.3 m	2	-

## Contact us



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