

#12247

# Serene Corner Residential Plot for Sale in Mathiatis, Nicosia (12247)

📍 Mathiatis, Nicosia

€75,000 +VAT



# Overview

## Specifications

Area		591 m <sup>2</sup>	
Type	Building Plot	Title deed	Yes

## Description

Serene Corner Residential Plot for Sale in Mathiatis, Nicosia (12247)

75.000 +VAT

Discover a unique opportunity to own a serene residential plot nestled in the picturesque village of Mathiatis, Nicosia. This 591-square-meter plot, situated in a tranquil cul-de-sac, offers the perfect setting for a peaceful and private residential development.

- Location: Located in the charming village of Mathiatis, known for its peaceful environment and scenic beauty.
- Size: 591 m<sup>2</sup>, providing ample space for various residential development possibilities.
- Setting: Positioned in a cul-de-sac, ensuring minimal traffic and a quiet, private living experience.
- Accessibility: The plot is accessible via a registered road with frontage on one side, ensuring easy and convenient access.

### Specifications:

- Category: Residential Plot (ΟΙΚΟΠΕΔΟ)
- Development Plan: According to the Policy Declaration (ΧΩΡ. ΠΕΡΙΟΧΗ 2)
- Zoning: H2, designated for residential use
- Building Density: 90%
- Coverage Ratio: 50%

- Tranquil Location: Mathiatis offers a serene village atmosphere while being within reach of Nicosia's main amenities, making it ideal for those seeking peace without sacrificing convenience.
- Development Potential: With a high building density of 90% and a coverage ratio of 50%, this plot offers significant flexibility for a substantial residential design.
- Private Setting: The cul-de-sac location enhances privacy and tranquility, making it a desirable spot for a peaceful



# Additional information

## Features

Connected to electric mains

Corner

Cul de sac

Easy access to main roads

Near amenities

Quiet area

## Distances

Amenities



700 m

Airport



50 km

Schools



550 m

## Planning zones

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

## Contact us



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