

#13579

# Plot in Panagia, Nicosia (13579)

📍 Strovolos, Nicosia

€355,000 +VAT



# Overview

## Specifications

Area

 868 m<sup>2</sup>

Type

**Building Plot**

Title deed

**Yes**

## Description

The property is a plot located in Panagia area, in Nicosia Municipality, in Nicosia district.

The property has an area of 868sqm and benefits from c. 35 m road frontage along Ipirou and Kalogrias Streets. The plot has a rather irregular shape and a flat even surface.

The immediate area comprises of residential developments, undeveloped plots of land as well as commercial developments such as showrooms and office buildings. The area benefits from very good accessibility towards Nicosia city centre.

The property has the potential to be covered by all utility services (water, electricity and telecommunication)

The property falls within residential planning zone Ka3 with 140% building density, 50% coverage, 4 floors and a maximum height of 17/14.3m.

THE PRICE IS SUBJECT TO VAT.



# Additional information

## Features

Connected to electric mains

Corner

Easy access to main roads

Near amenities

Prime land

Quiet area

## Distances

Amenities

 600 m

Airport

 38 km

Sea

 38 km

Public transport

 650 m

Schools

 900 m


## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Ka3  | 50%          | 140%         | 17 m       | 4          | -                   |

## Contact us



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