



#7081

# Prime Residential Plot for Sale in Tseri, Nicosia: €145,000 + VAT (7081)

 Tseri, Nicosia

**€145,000 +VAT**



# Overview

## Specifications

Area		526 m <sup>2</sup>	
Type	Building Plot	Title deed	Yes

## Description

Prime Residential Plot for Sale in Tseri, Nicosia: €145,000 + VAT (7081)

Seize the opportunity to own a prime residential plot in the thriving area of Tseri, Nicosia. With a generous area of 526 square meters, this plot is perfect for building your dream home or a profitable investment property.

Location: Nestled in the heart of Tseri, this plot offers a tranquil yet accessible setting for your residential project.

Size: 526 m<sup>2</sup>, providing ample space for various construction possibilities.

Accessibility: Located on a registered road with frontage on one side, ensuring easy and convenient access.

- Category: Residential Plot (ΟΙΚΟΠΕΔΟ)
- Development Plan: According to the Tseri Local Plan
- Zoning: Kα8, designated for predominant residential use
- Building Density: 60%
- Coverage Ratio: 35%
- Floors: Up to 2
- Maximum Height: 10 meters
- Shape: Regular, allowing for efficient and flexible architectural designs

### Investment Highlights

**Residential Potential:** Zoned for residential use, this plot is ideal for constructing a family home or a multi-unit residential building.

**Strategic Location:** Situated in Tseri, one of Nicosia's growing suburbs, offering a peaceful environment while being close to essential amenities and major road networks.

**Development Flexibility:** With a 60% building density and 35% coverage ratio, you have the flexibility to design a



# Additional information

## Features

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

Quiet area

## Distances

Amenities



800 m

Airport



45 km

Schools



230 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka8	35%	60%	10 m	2	-
-	-	-	-	-	-

## Contact us



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