

#7084

# Serene Residential Plot for Sale in Mathiatis, Nicosia (7084)

📍 Mathiatis, Nicosia

€79,000 +VAT



# Overview

## Specifications

Area

 606 m<sup>2</sup>

Type

**Building Plot**

Title deed

**Yes**

## Description

Serene Residential Plot for Sale in Mathiatis, Nicosia (7084)

79.000 +VAT

Discover a unique opportunity to own a serene residential plot nestled in the picturesque village of Mathiatis, Nicosia. This 606-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:** 606 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%

**Floors:** Up to 2

**Maximum Height:** 8.3 meters

**Shape:** Regular, allowing for efficient and flexible architectural designs

**Investment Highlights**

**Residential Haven:** Zoned for residential use, this plot is perfect for constructing a cozy family home or a boutique residential project.



# Additional information

## Features

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



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

