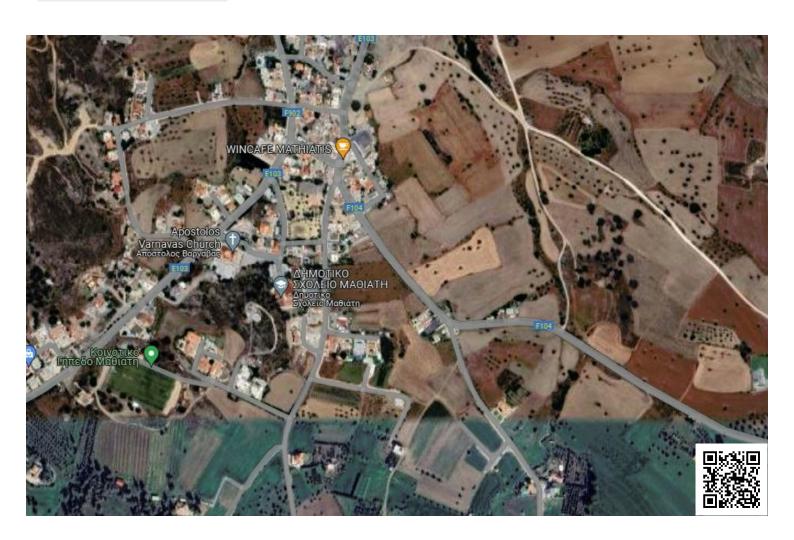


#7084

# 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 (XΩP. 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 Airport Schools

700 m **>** 50 km **>** 550 m

# **Planning zones**

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

# **Contact us**



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