

Dual-Zone Residential/Commercial Land in Tseri, Nicosia in Tseri, Nicosia

Tseri, Nicosia Commercial Land
Price

€595,000

* Subject to VAT

Description

An excellent investment opportunity in the rapidly developing area of Tseri, this property concerns the sale of a 62.5% (5/8) undivided share of a large dual-zone field with strong development potential. The entire field extends to 11,697 sq.m., with the share for sale corresponding to approximately 7,310 sq.m. It is ideally located about 2 km north of Tseri town centre and the Church of Saints Constantine and Helen, ensuring convenient access to local amenities and services. The property benefits from approximately 100 metres of frontage along a registered public road on its eastern boundary and features an almost regular shape with a slight southwest incline. The asset falls within two planning zones, offering significant flexibility: 46% lies within Residential Zone Ka8 and 54% within Commercial Zone Eß. With a building density coefficient of up to 60% and land coverage of up to 35%, the property is suitable for mixed residential and commercial development, supporting a wide range of investment strategies. This is a rare opportunity to secure a substantial landholding in an expanding municipality of Nicosia District, combining advantageous zoning, strong road frontage, and long-term growth prospects. There is no distribution agreement in place.

MAIN FEATURES:

Coverage
-%

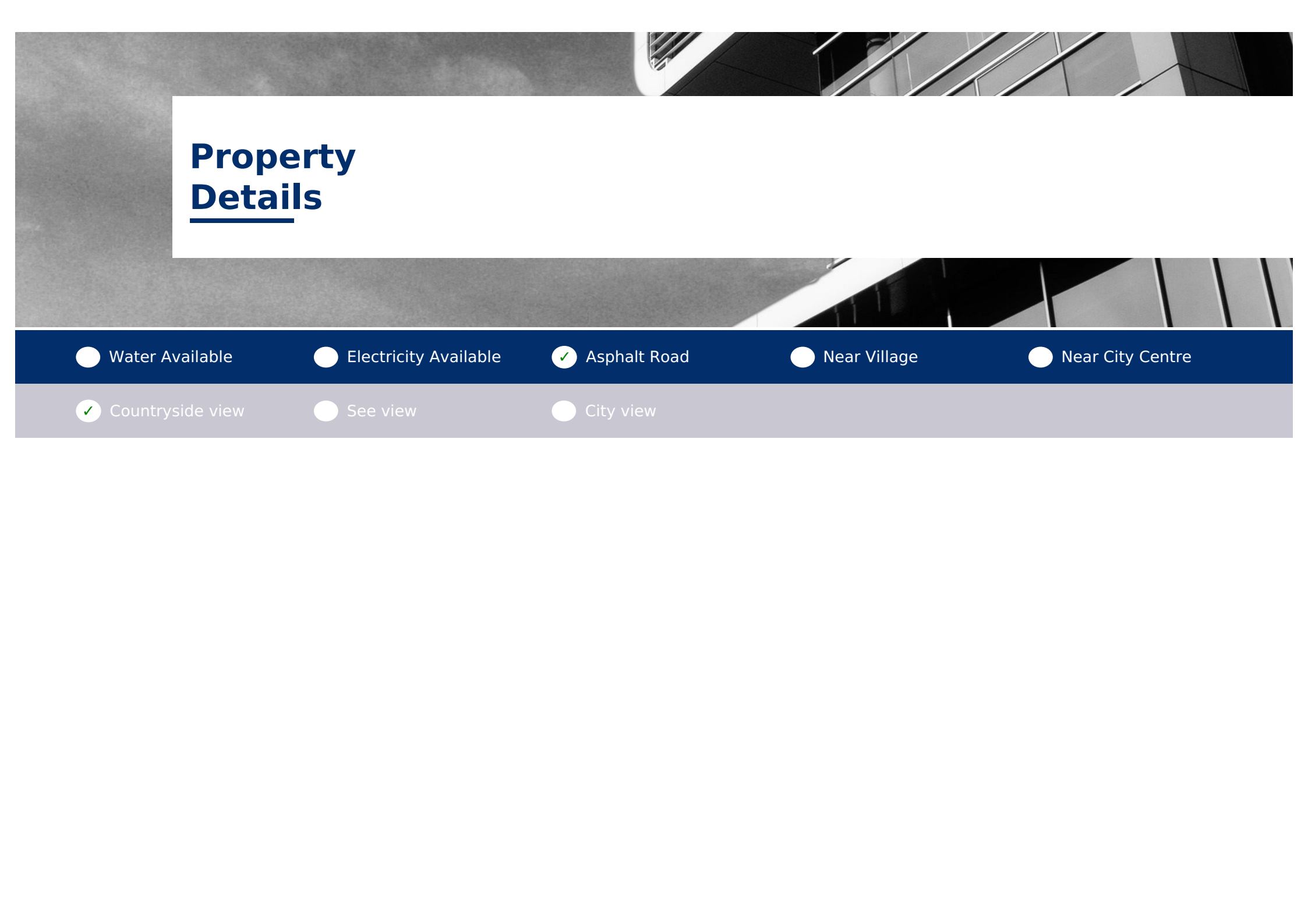
Zone
Commercial

Max-Height
10m

Density
60%

Land Area
7310m²

Title Deeds
Yes



Property Details

☐ Water Available

☐ Electricity Available

☒ Asphalt Road

☐ Near Village

☐ Near City Centre

☒ Countryside view

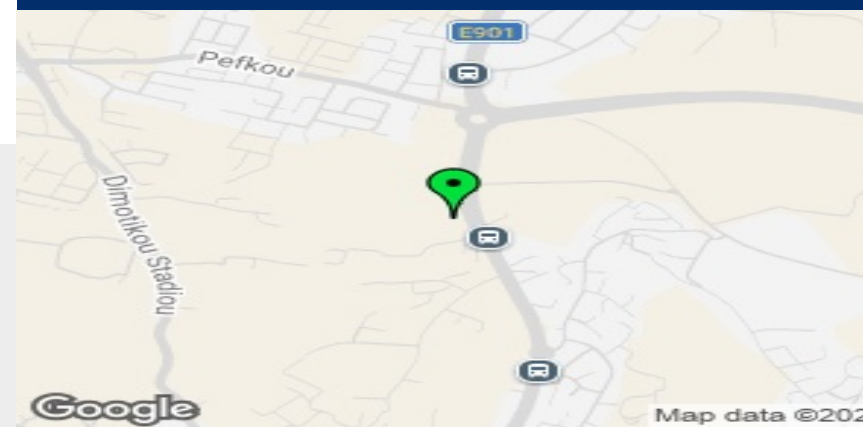
☐ See view

☐ City view



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Location:





Get In Touch

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