



(Share) Dual-Zone Residential/Commercial Land in Tseri, Nicosia

For Sale : € 595,000

Description

An excellent investment opportunity in the rapidly developing area of Tseri, offering a 62.5% (5/8) undivided share of a large dual-zone field. The entire field extends to 11,697 sq.m., with the share corresponding to approximately 7,310 sq.m. The property is ideally positioned about 2 km north of Tseri's town centre and the well-known Church of Saints Constantine and Helen, ensuring convenient access to local amenities.

Key Features:

- Share: 62.5% (approx. 7,310 sq.m.)
- Total Field Area: 11,697 sq.m.
- Frontage: Approx. 100m along a registered public road (eastern boundary).
- Shape & Topography: Almost regular shape with a slight southwest incline.
- Planning Zones: The property benefits from a highly attractive dual planning designation:
 - Residential Zone Ka8 (46%)
 - Commercial Zone Eß (54%)

With a building density coefficient of up to 60% and land coverage of up to 35%, the asset offers significant flexibility for mixed residential and commercial development, making it suitable for a wide range of investment strategies. This is a rare opportunity to secure a substantial landholding in an expanding municipality of the Nicosia district, combining strong road frontage, advantageous zoning, and long-term development potential.

No distribution agreement in place. Please Note: The field is subject to a road acquisition. The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**

Area

Plot Area: **7,310m²**

Gallery

