



Investment Opportunity - 75% Undivided Share of Four Adjacent Residential Fields in Tseri, Nicosia

For Sale : € 550,000

Description

Excellent investment opportunity in Tseri, Nicosia, offering a 75% undivided share of four adjoining residential fields. The properties are ideally positioned approximately 1 km southeast of the Tseri community center, within a quiet, established residential area. The four fields have a combined land area of 17,040 sq.m., with the 75% share corresponding to approximately 12,780 sq.m. This substantial landholding presents significant potential for residential development or strategic land banking.

Key Features:

- Topography:** Relatively level surface, facilitating future construction.
- Access:** Dual access via registered roads on the southwest and northeast boundaries.
- Frontage:** Total road frontage of approximately 105 m.
- Planning History:** A planning permit was previously issued (01/03/2011) for division into 14 plots and 1 field (currently expired).
- Note:** No distribution agreement is currently in place.

This offering is particularly attractive for developers seeking scale within a growing suburb. The combination of location, accessibility, and previous planning history enhances the long-term value proposition.

Property Breakdown (75% Share):

- Reg. No. 10/241:** Total 3,893 sq.m. Zone Kα6 (90% building coefficient, 50% coverage, 2 floors).
- Reg. No. 10/242:** Total 5,751 sq.m. Zone Kα6 (90% building coefficient, 50% coverage, 2 floors).
- Reg. No. 10/244:** Total 4,218 sq.m. Zone Kα8 (60% building coefficient, 35% coverage, 2 floors).
- Reg. No. 10/245:** Total 3,178 sq.m. Zone Kα8 (60% building coefficient, 35% coverage, 2 floors).

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Furnished: **Unfurnished**

Area

Plot Area: **12,780m²**

Gallery

