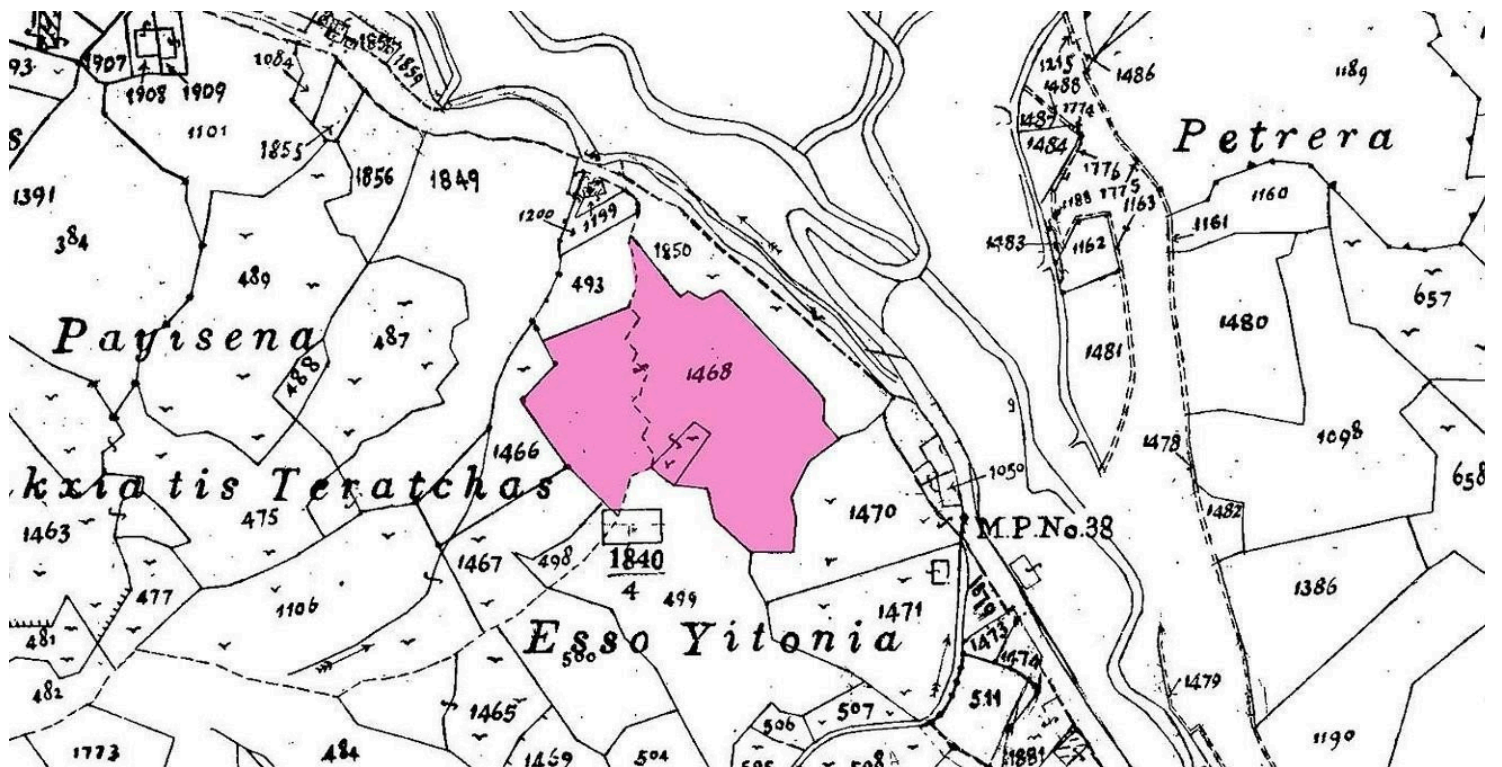
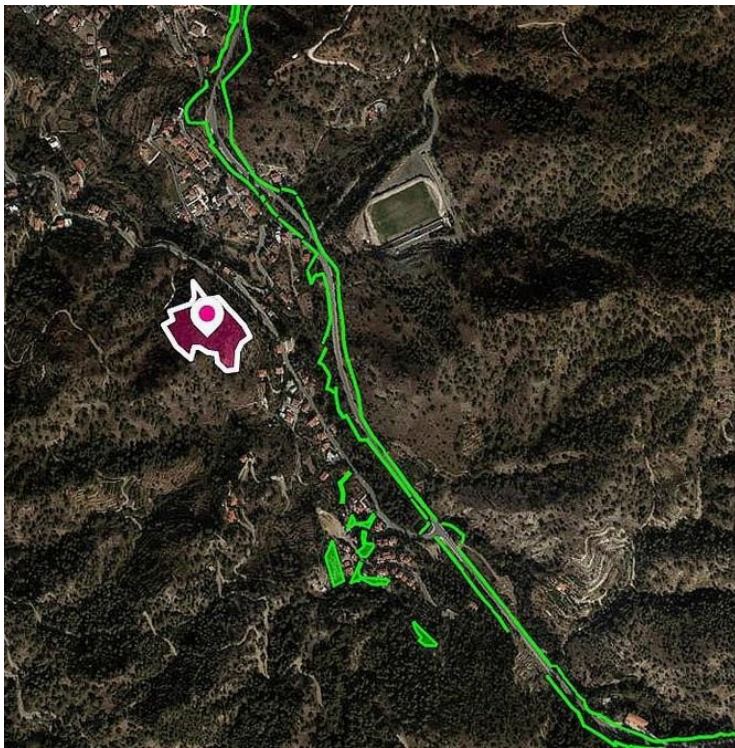


#185144

# Large Residential Field in Kakopetria, Nicosia

€149,000 +VAT





# Overview

## Specifications

Area

 13406 m<sup>2</sup>

Type

Field

## Description

Spacious residential field, with a total of 13,406sq.m. ideal for a large-scale residential development, situated in the tranquil and sought-after area of Kakopetria, Nicosia. Property Highlights: •Total Land Area: 13,406sq.m. •Access: Located approximately 25m west of the nearest registered asphalted road, with a registered pathway crossing the mid-western section. •Shape & Terrain: Irregular shape with a sloping surface, offering the potential for tiered architectural designs and optimized views of the surrounding mountainous landscape. Key Investment Highlights: •Large land parcel in a popular mountain destination •Dual zoning allowing flexible development options •Close proximity to road infrastructure •Attractive for both immediate development and long-term appreciation Location: Strategically positioned in the Kakopetria growth corridor, just a short distance from the village center. •Positioned just 400m from the Community Stadium •220m west of community's connecting road •Surrounded by the natural beauty of the Solea Valley Zone: The property falls within two residential zones: •Zone H3 (69%): Building density 60%, Coverage 35%, 2 floors (8.3m). •Zone H5 (31%): Building density 30%, Coverage 20%, 2 floors (8.3m). There is a separate title deed for this property.



# Additional information

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H3	35%	60%	8.3 m	2	69%
H5	20%	30%	8.3 m	2	31%

## Contact us



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