

**Property Code:** A11743**Type:** Sale - Land**Location:** Nicosia - Sia**Plot Area:** 1119 m<sup>2</sup>**Property features:**

Residential Land      Title Deeds

**Description:****Residential Land for Sale**

Excellent investment opportunity in the sought-after village of Sia. This residential plot falls within **Town Planning Zone H2**, offering outstanding development potential for private residences or a residential project.

**Property Features:**Residential Planning Zone: **H2**Building Density: **90%**Coverage Ratio: **50%**Maximum Floors: **2**Maximum Building Height: **8.3m**

Suitable for residential development, family homes, or investment purposes

Easy access to main roads and nearby amenities

With its generous building coefficient and excellent planning parameters, this plot presents an ideal opportunity for developers and private buyers seeking to maximize their investment in a growing residential area. The H2 zone allows efficient land utilization while maintaining a comfortable living environment.

**Contact us today for more information or to arrange a viewing.**

