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<b>Property Code:</b>	A11756	<b>Type:</b>	Sale - Land
<b>Location:</b>	Nicosia - Psimolofou	<b>Plot Area:</b>	540 m <sup>2</sup>
<b>VAT:</b>	+ VAT		

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**Property features:**

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Public Road	Registered Road	Residential Land	Title Deeds
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**Description:**

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## Residential Plot for Sale - Psimolofou, Nicosia

Discover this attractive residential plot located in the charming village of Psimolofou, offering an excellent opportunity for homebuyers and investors alike.

With a total area of **540 m<sup>2</sup>**, the property enjoys **registered access from a public road** and is situated within the **H3 Residential Planning Zone**, providing favourable development prospects for a detached residence.

### Property Details

Plot Area: **528 m<sup>2</sup>**

Planning Zone: **H3**

Building Density: **60%**

Coverage Ratio: **35%**

Maximum Floors: **2**

Maximum Height: **8.3 metres**

Registered Public Road Access

Set in a peaceful residential area, this plot combines the tranquillity of village living with convenient access to Nicosia and surrounding communities. Its regular shape and planning characteristics make it an ideal choice for constructing a spacious family home with ample outdoor space.

Whether you are looking to build your dream residence or secure a valuable real estate investment, this property presents a fantastic opportunity in one of Nicosia District's sought-after villages.

Contact us today for more information or to schedule a viewing.

**RESIDENTIAL PLOT FOR SALE IN  
PSIMOLOFOU**

€ 87 000



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