

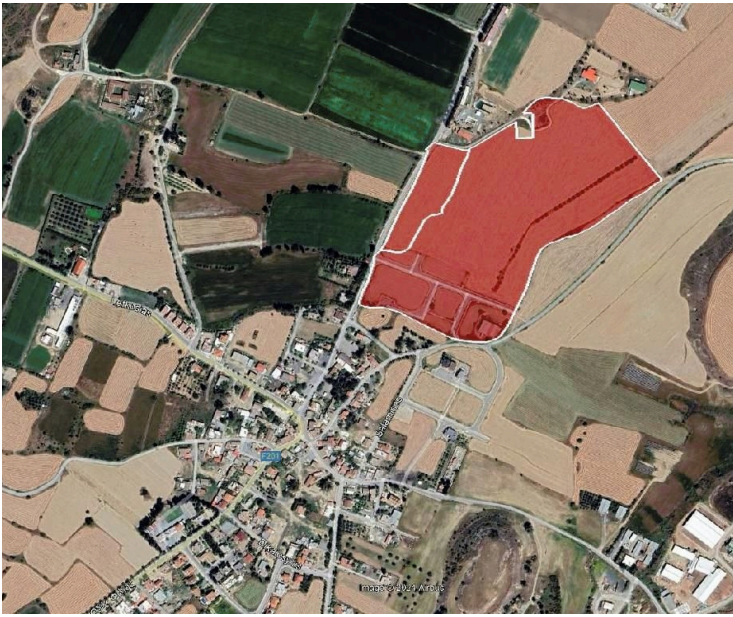
#60267

# RESIDENTIAL LAND IN POTAMIA FOR SALE

 Potamia, Nicosia

**€980,000** +VAT





ΠΡΟΣΟΧΗ/ATTENTION

Πληροφορίες όπως τιμές ακινήτων και/ή διαθεσιμότητα ακινήτων που επισυνάπτονται στην ιστοσελίδα μας δεν είναι δεσμευτικές και δίνεται να

# Overview

## Specifications

Area

 **95988 m<sup>2</sup>**

Type	<b>Development Land</b>	Title deed	<b>Yes</b>
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## Description

Two adjacent empty residential fields in a quiet location in the Potamia community in Nicosia District. It is situated northeast of the community center. In addition, it is situated close to all necessary amenities and services.

As a single property, it has a regular shape and a smooth land surface and it abuts onto public street with extensive road frontage. It is suitable for plot division or a unified residential development.

The property It falls within Residential Zone H2 having a building density coefficient of 90% and within Residential Zone H3 having a building density coefficient of 60%.

Available for sale is the 2/3 share of the first parcel which has a distribution agreement plus the second parcel that comprises the whole share. The fields are being sold as a unified property with a total area of 67,113sq.m.

It is noted that the property has acquired a division permit/boundary readjustment while the issuance of a separate title deed is only a matter of time.

RESERVE PRICE

Tenders submitted for an Amount below the Reserve Price shall be rejected.



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# Additional information

## Features

Connected to electric mains

Easy access to main roads

Investment opportunity

Near amenities

Next to green area

Quiet area

## Distances

Amenities

 200 m

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H2	50%	90%	8.3 m	2	-



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