

#23390

# Residential Plot in Kokkinotrimithia

📍 Kokkinotrimithia, Nicosia

€140,000 +VAT



# Overview

## Specifications

Area

 **732 m<sup>2</sup>**

Type

**Building Plot**

Title deed

**Yes**

## Description

Residential plot in Kokkinotrimithia , located to Grigori auxentiou Avaniev and Zorbas bakary

The plot is corner-positioned with an irregular, curved shape, located at a road junction, offering enhanced visibility and accessibility.

Frontage on two public roads, one of which follows a curved alignment Irregular polygonal boundaries, optimally shaped for a corner development The geometry allows for flexible architectural design and strong street presence The land appears level to gently sloping and forms a single, unified parcel, free of internal divisions. The surrounding area is predominantly residential, with established houses nearby, indicating suitability for residential development. Excellent vehicular access from both roads, a key advantage for either a private residence or a small-scale residential project.

It falls within the Residential Planning Zone H2 with building factor 90% and a coverage factor 50%, in 2 floors with maximum height 10 meters.



# Additional information

## Features

Easy access to main roads

Near amenities

Quiet area

## Planning zones

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

## Contact us



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