

Residential land in Sia, Nicosia

For Sale : **€ 2,000,000**

Description
Residential Land for Sale – 28,429 m² Estate in Sia, Nicosia District

An exceptional opportunity to acquire a vast and versatile residential estate in the peaceful and strategically located village of Sia, Cyprus. This unique property is ideal for luxury development, boutique hospitality, retreat centers, or investment-driven ventures such as Airbnb or event venues.

Key Property Features

* Total Land Area: 28,429 m²
* Planning Zone: Residential
* Building Density: 90%
* Coverage Ratio: 50%
* Maximum Height: 8.3 meters
* Floors Allowed: 2
* Utilities: Electricity and water on-site
* Access: Dual road access
* Topography: Flat land

Development Readiness

* Licensed for residential development
* Full building permit approved
* Architectural plans available

Included Luxury Amenities

* Swimming pool
* Tennis court
* Mini football pitch
* Horse riding facilities
* Zipline
* Landscaped open spaces

Location Advantage

Perfectly positioned between Nicosia, Limassol, and Larnaca International Airport, offering exceptional connectivity and high development potential. The village of Sia provides a tranquil environment with lush surroundings, while remaining within short driving distance to urban centers.

Endless Possibilities

Whether you’re planning:

* A luxury private estate
* An eco-friendly resort
* A wellness or yoga retreat
* A destination wedding venue
* Or a profitable Airbnb compound

This property offers a rare and flexible blank canvas for visionary investors or developers.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Field**

Area

Plot Area: **2,849m²**

Gallery

















