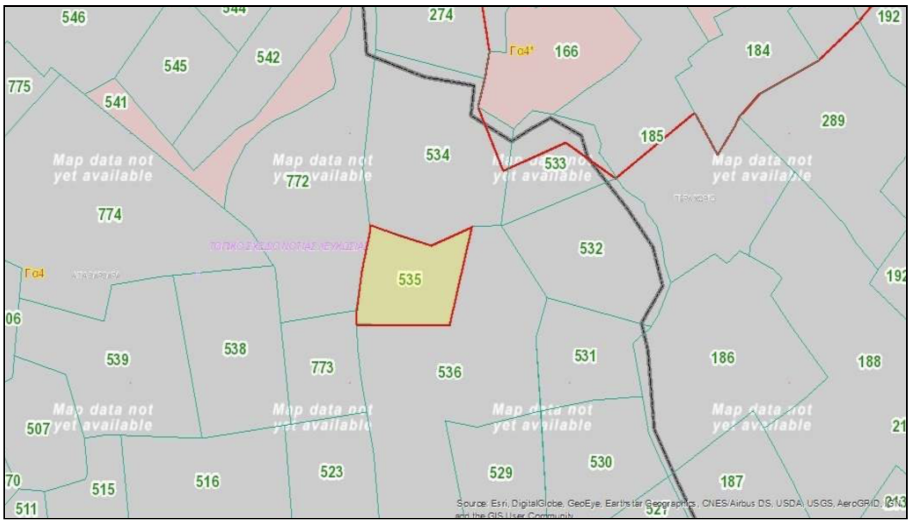


Residential Land Plot in Agia Varvara, Nicosia

For Sale : **€ 60,000**

Description
Residential Land Plot in Ayia Varvara, Nicosia

Plot Overview
This 2,676 m² residential plot is located in the Ammies area of Ayia Varvara — a peaceful village in the Nicosia district, offering a rural Cypriot lifestyle within easy reach of the capital. The plot sits within the Γα4 residential zone and offers an outstanding opportunity for those seeking to build a private detached home in a scenic natural setting, or for investors looking for a low-cost land holding with long-term appreciation potential.

Planning & Zoning
- Zone: Γα4 (residential zone, low density)
- Building ratio: 10%
- Coverage ratio: 10%
- Maximum permitted floors: 2
- Plot size: 2,676 m²
- Registration No: 0/15748
- Sheet Plan: 30/54-0
- Plot No: 535
- Location: Ammies area

The plot offers ample space for the construction of a two-storey detached residence with generous surrounding garden and outdoor areas. The low-density zoning ensures the preservation of the peaceful village setting and the surrounding rural landscape.

Location & Lifestyle
Ayia Varvara is a traditional Cypriot village situated in the Nicosia district, offering a peaceful and rural atmosphere while remaining within easy commuting distance of Nicosia city. The area is characterised by unspoilt natural scenery, traditional village character, and a strong sense of community — perfect for those seeking to escape the pace of urban living without sacrificing accessibility.

Residents enjoy easy access to local amenities within the village and neighbouring settlements, with the wider Nicosia metropolitan area and all its services just a short drive away. The location benefits from beautiful countryside views and unspoilt surroundings, making it an ideal choice for a private family home, a countryside retreat, or a long-term land investment.

Investment Highlights
- Large 2,676 m² plot at an exceptional price point
- Full residential development potential (up to 2 storeys, 10% building ratio)
- Peaceful rural village setting in Nicosia district
- Ideal for a private detached family home or countryside residence
- Strong long-term investment potential in a growing Nicosia satellite area
- Chara Developers — established Cyprus developer

The asking price is €60,000 plus VAT. Ideal for both end-users seeking to build a family home and investors looking to acquire well-located land with strong long-term appreciation potential.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 535**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **2,676m²**

Total Area: **2,676m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**