

Residential Land Plot in Mathiatis, Nicosia

For Sale : **€ 70,000**

Description
Residential Building Plot in Mathiatis, Nicosia

Plot Overview
This 606 m² residential building plot is located in the Papakoumos area of Mathiatis — a well-established village in the Nicosia district, offering an outstanding combination of village atmosphere and strong development potential. The plot sits within the H2 residential zone with an exceptional building ratio of 90%, allowing very substantial development capacity across up to two storeys — an ideal opportunity for building a spacious family home or a small residential development project.

Planning & Zoning
- Zone: H2 (village residential zone)
- Building ratio: 90%
- Coverage ratio: 50%
- Maximum permitted floors: 2
- Plot size: 606 m²
- Registration No: 0/13170
- Sheet Plan: 39/37-0
- Plot No: 888
- Location: Papakoumos area

With a building ratio of 90% and permitted two-storey construction, the plot allows for approximately 545 m² of buildable area — one of the highest development yields available in this price range. The exceptional zoning supports a wide variety of development approaches, from a large family home or estate residence to a duplex or small multi-unit residential development.

Location & Lifestyle
Mathiatis is a peaceful village located in the Nicosia district, approximately 25 kilometres southeast of the capital. The area combines traditional village character with easy road access to Nicosia, making it well suited to those seeking rural tranquillity within commuting distance of the city.

The village retains its traditional Cypriot character while benefiting from ongoing residential development, and the surrounding landscape offers pleasant countryside views. Local everyday amenities are available within the village and neighbouring settlements, and the full range of urban services in Nicosia is easily accessible via a straightforward drive.

Investment Highlights
- Well-located 606 m² residential building plot at an accessible price point
- Exceptional 90% building ratio permitting up to ~545 m² of buildable area
- Up to two storeys of construction permitted
- Peaceful village setting in the Papakoumos area of Mathiatis
- Approximately 25 km from Nicosia city centre
- Ideal for a large family home, estate residence, duplex, or small development
- Chara Developers — established Cyprus developer

The asking price is €70,000 plus VAT. Ideal for both end-users seeking to build a substantial family home and investors looking for a plot with outstanding development potential in a well-established Nicosia village.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 888**
Website

Main Features

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

Area

Plot Area: **606m²**

Total Area: **606m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**