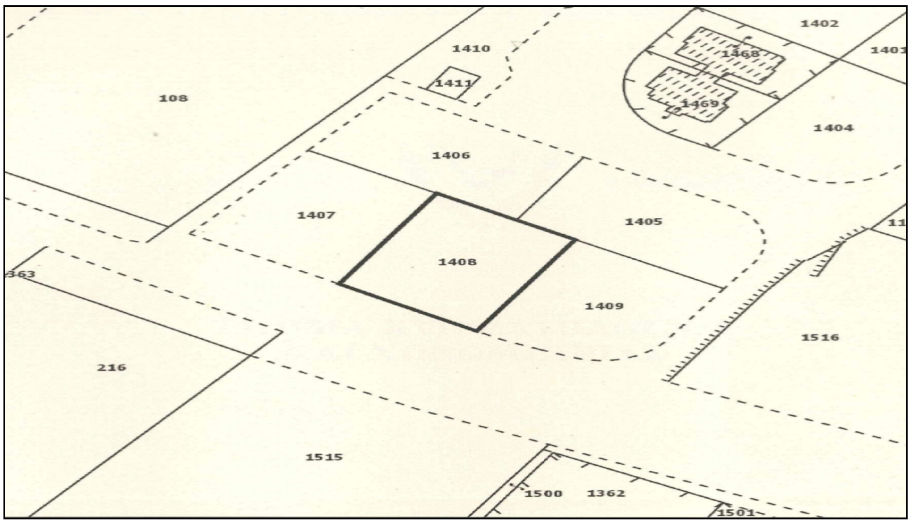


Residential Land Plot in Tseri, Nicosia

For Sale : **€ 145,000**

Description
Two Adjacent Residential Land Plots in Tseri, Nicosia

Plot Overview
Two adjacent residential building plots (Plot 1408 and Plot 1409) located in the Ammos area of Tseri — a well-established residential suburb south of Nicosia city centre. The plots offer substantial development potential together (1,051 m² combined) or can be purchased individually. Each plot benefits from a generous 60% building ratio, permitting substantial two-storey construction.

Planning & Zoning (both plots)
- Zone: Ka8 (Κα8 — residential zone)
- Building ratio: 60%
- Coverage ratio: 35%
- Maximum permitted floors: 2

Plot 1408
- Registration No: 0/2204
- Sheet Plan: 30/37E2-9
- Plot No: 1408
- Plot size: 526 m²
- Price: €145,000 + VAT

Plot 1409
- Registration No: 0/2205
- Sheet Plan: 30/37E2-9
- Plot No: 1409
- Plot size: 525 m²
- Price: €145,000 + VAT

Combined Development Potential
Together, the two adjacent plots offer 1,051 m² of contiguous land — permitting approximately 630 m² of buildable area across two storeys. This is an excellent opportunity for a substantial single-family estate, a duplex arrangement, or a small residential development project. Alternatively, each plot can be developed independently for a comfortable two-storey home with private grounds.

Location & Lifestyle
Tseri is one of Nicosia's most established residential suburbs, offering a comfortable family-oriented lifestyle with easy access to the capital's business, retail, and educational amenities. The area combines residential character with a full range of everyday services — including schools, supermarkets, restaurants, cafés, and healthcare facilities — all within the immediate neighbourhood.

Nicosia city centre is approximately 10 kilometres away, with straightforward road connections making daily commuting easy. The Ammos area of Tseri specifically benefits from a peaceful residential atmosphere while remaining well-connected to the wider Nicosia metropolitan area.

Investment Highlights
- Two adjacent plots (1408 & 1409) — 1,051 m² total combined area
- Purchase individually (€145,000 each + VAT) or together (€290,000 + VAT)
- Generous 60% building ratio on each plot
- Up to two storeys of construction permitted
- Well-established residential suburb close to Nicosia city centre
- Ideal for a single large residence, duplex, or small development
- Chara Developers — established Cyprus developer

The asking price is €145,000 plus VAT for each plot, or €290,000 plus VAT for both plots together. Ideal for end-users seeking to build a substantial family home and investors looking to develop a small residential project close to Nicosia's amenities and transport links.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Plot 1408 & 1409**
Website

Main Features

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

Area

Plot Area: **526m²**
Total Area: **526m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**