Vouniotis
Real estate

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(Share) Residential field in Mathiatis, Nicosia

€ 115,000

Mathiatis, Nicosia

TYPE	AREA	PLOT	BUILD FACTOR
Residential Field	**4,565 m²**	**27,834 m²**	**60%**

SITE COVERAGE	PLANNING ZONE	REFERENCE
35%	**H3**	**CY-APT-2026-00096**

A 20% share of a residential field extending to about 27,834 sq.m. in total. Access to the field is through a registered dirt road on its Southern border with a total road frontage of approximately 165m. There is a distribution agreement in place and an active planning permit for the division into plots, expiring on 27/10/2027 (ΛΕΥ/0894/2017/Α). The subject share concerns future plot No. 6, which will have a total area of approximately 4,565 sq.m. The field is located approximately 600m northwest of Mathiatis center, 3.5km northeast of Lythrodontas village and 3.3km from Nicosia – Limassol highway. The property falls within Zone H3, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (8.3m) of construction.

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