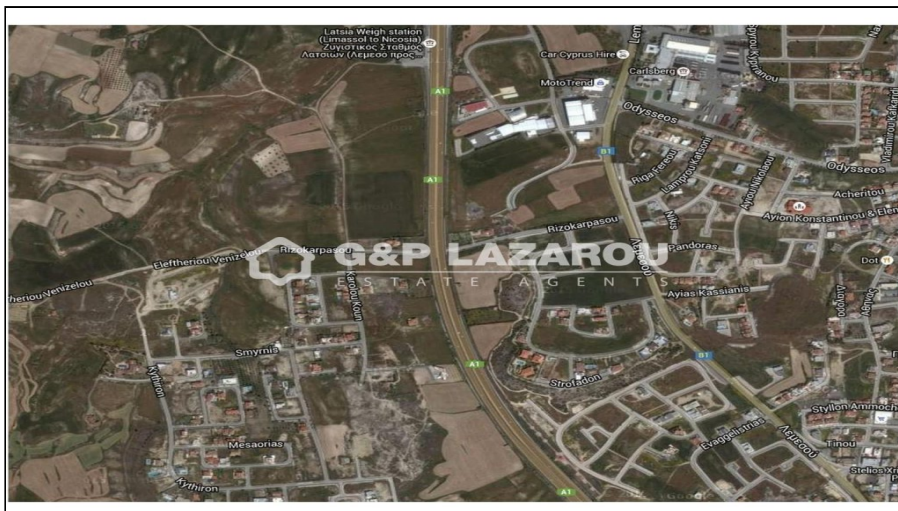




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**Description:**  
Small Development and High-Value Living

**Investment We have guided for 3 decades of experience:**  
Description Residential plot for sale in Nea Ledra, Nicosia. This property offers a clear canvas for a high-spec private residence or a small-scale development in a peaceful and rapidly growing neighborhood. The plot falls within Residential Planning Zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%, allowing for a maximum of 2 floors and a height of 8.30 meters. This residential land benefits from its position in an area characterized by open spaces and sweeping views, combining elite privacy with rapid accessibility to the capital's commercial centers and the main highway network. The 90% building factor is a strategic advantage for those seeking to maximize yield potential while capitalizing on the surging demand for modern residential properties in 2026.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and strategic investment potential, this Nea Ledra plot is an unparalleled opportunity. Residential land with 90% density in such a prestigious and accessible



location is a strategic acquisition for the 2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

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### Details

Property Type: **Land**

Status: **Available**

[Website](#)

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### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

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### Area

Plot Area: **538m<sup>2</sup>**



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## Gallery

