



For Sale, Land, Plot, Nicosia, Lakatameia, 268m²

For Sale : **€ 100,000**

Description

High-Yield Residential Corner Plot in Kato Lakatameia – Strategic Acquisition for High-Value Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a high-yield asset in a flourishing urban area, this corner residential plot in Kato Lakatameia offers the perfect blank canvas. Buying land in this established and highly accessible part of Nicosia provides the ultimate freedom to benefit from a strategic corner position that guarantees long-term value and maximum architectural flexibility. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-density residential development in a vibrant community.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Ka5 residential planning zone, this property is primed for immediate construction. With a high building density of 100% and 50% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern three-story apartment building or a sophisticated multi-story family home. The generous density allowance provides a clear path for those looking to capitalize on the high demand for urban housing and maximize yield potential in a high-value hub. Notably, this property is not subject to VAT, providing a significant financial advantage for a custom residential project.

Property Type: Residential Corner Plot

Location: Kato Lakatameia, Nicosia

Planning Zone: Ka5 (Residential)

Building Density: 100% (Balance between small development and high-value living)

Cover Factor: 50%

Structural Allowance: 3 Floors / 13.5m Height

Infrastructure: Corner position with registered road access and immediate availability of all public utilities

Legal Status: Title deed available; NO VAT

Cyprus real estate investment: High-value potential for a residential landmark in a central hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium pocket of Kato Lakatameia, this plot offers a rare balance of residential tranquility and extreme connectivity. You are just a short drive from major healthcare, administrative, and retail landmarks, making it an area highly attractive to quality tenants and families. Enjoy the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Plots of land for sale in Lakatameia: Located in a prime residential area known for its community atmosphere and growing value.

Land for sale near Lakatameia Municipal Hall: Situated within a 4-minute drive of the district's primary administrative and civic center.

Pediaios Linear Park: Reachable within a short 3-minute drive, ensuring proximity to the city's most popular green trail and recreational space.

St. George Medical Center: Positioned within a 5-minute drive, providing rapid access to essential healthcare facilities.

Jumbo Lakatameia: Located within a 6-minute drive, ensuring swift access to major retail and daily shopping needs.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential corner plot in Kato Lakatameia is an unparalleled opportunity. Prime development land with this specific density and positioning in such a central location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **268m²**



Gallery

