



For Sale, Land, Plot, Nicosia, Lakatameia, 1,081m²

For Sale : € 300,000

Description

High-Yield Commercial Development Opportunity in Lakatameia – Strategic Acquisition for ROI

Whether you are looking to establish a corporate presence or a smart investor seeking a premium land asset in the heart of Pano Lakatameia, these two commercial building plots offer the perfect blank canvas. Buying land in this high-visibility and highly accessible neighborhood near the well-known Maragos Bakery provides the ultimate freedom to bring a modern commercial or mixed-use architectural vision to life. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and versatile development potential in a thriving urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable EB6 commercial planning zone, this property is primed for immediate construction. With a 100% building density and 50% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically modern offices, commercial showrooms, or a high-value residential apartment complex. The zoning allows for a clear path for those looking to capitalize on the high demand for quality commercial space and maximize yield potential in a high-value urban hub. The structural allowance for 3 floors up to a height of 13.5 meters ensures a prominent and attractive design for any professional or residential project.

Property Type: Two Commercial Plots

Location: Pano Lakatameia, Nicosia

Planning Zone: EB6 (Commercial)

Building Density: 100% (High-yield development and strategic acquisition)

Cover Factor: 50%

Structural Allowance: 3 Floors / 13.5m Height

Use Potential: Housing construction, offices, and residential flats

Infrastructure: Immediate access to all essential public utilities and established commercial road networks

Legal Status: Title deeds available

Cyprus real estate investment: High-value potential for a mixed-use project in a central commercial hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy commercial land in Nicosia. Situated in a premium pocket of Pano Lakatameia, these plots offer a rare balance of high-traffic exposure and extreme connectivity. You are positioned directly on a key transit artery, making it an area highly attractive to professional businesses, retail brands, and residents. 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 commercial and residential area known for its growth and accessibility.

Land for sale near Maragos Bakery: Situated within a 1-minute walk of one of the area's most recognizable local landmarks.

Lakatameia Airfield: Reachable within a short 3-minute drive, serving as a prominent local reference point.

St. George Medical Center: Located just 3 minutes away, ensuring proximity to essential local healthcare services.

Lakatameia Municipal Swimming Pool: Positioned within a 4-minute drive, providing a central reference point for the district.

Pedaios Linear Park: Located within a 5-minute drive, offering immediate access to the city's popular green belt for local employees and residents.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these high-density commercial plots in Lakatameia are 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 development 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: **1,081m²**



Gallery

