

For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 558m²

For Sale : **€ 125,000**

Description
High-Yield Residential Plot in Anthoupolis/Archaggelos – Strategic Acquisition for High-Value Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a premium land asset in the upscale Anthoupolis/Archaggelos sector, this 558 sqm residential building plot offers the perfect blank canvas. Buying land in this serene and highly accessible neighborhood provides the ultimate freedom to bring a modern architectural vision to life, benefited by a strategic location that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, smart design, and building a custom home in a prestigious urban environment.

Balanced Development and Yield Potential

Boasting a prime position within the desirable Ka6 residential planning zone, this property is primed for immediate construction. With a 90% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern detached family residence or a sophisticated two-story home. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing and maximize yield potential in a high-value urban hub. The structural allowance for 2 floors ensures a well-proportioned and attractive residential design in a thriving community.

Property Type: Residential Building Plot
Location: Anthoupolis/Archaggelos, Lakatameia, Nicosia
Plot Area: 558 sqm
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Cover Factor: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Premium plot in a quiet, upscale neighborhood with immediate access to all essential public utilities and a registered road
Legal Status: Title deed available
Cyprus real estate investment: High-value potential for a private residential project 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 Lakatameia, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major private schools, retail centers, and the city's main transit arteries, making it an area highly attractive to 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 highly sought-after area known for its upscale housing and quiet atmosphere.
Land for sale near Nicosia Mall: Situated within a 6-minute drive of the capital's premier retail and entertainment destination.
Pedieos Linear Park: Reachable within a short 4-minute drive, ensuring proximity to the city's most popular green trail and recreational space.
Lakatameia Health Center: Located just 1.5 km away, providing rapid access to essential healthcare facilities.
Highway Access: Positioned only 1.2 km from the main motorway, offering immediate connectivity to all major cities in Cyprus.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Anthoupolis/Archaggelos 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 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** Height: **10**

Area

Plot Area: **558m²**

Gallery

