

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 1,499m²

For Sale : **€ 1,000,000**

Description
Maximize your investment potential with this high-density commercial plot in the vibrant Lakatamia area. This property is where your vision takes shape, offering a substantial foundation for your future high-yield development or strategic acquisition. Whether you are looking to establish a modern office building, a retail complex with residential floors, or a significant apartment development, this site provides the versatility and scale required to build a lasting legacy in Nicosia’s growing commercial sector.

Strategic Development and High-Yield Potential

This property is a prime choice for developers focused on strategic acquisition and high-yield development. With a significant building density of 140% and a 50% cover factor, the plot offers an efficient layout for multi-story apartment complexes or commercial buildings that require a high return on investment. The zoning, which includes EB4 influences, allows for a clear path to high-value development while ensuring harmony with the surrounding active environment. This structural flexibility is perfectly suited for operations that require extensive floor space and high ROI for developers, further solidifying the foundation of your future operations.

Description: Commercial Plot in Lakatamia area. It falls within the Residential Planning Zone EB4 with building factor 140% and coverage 50%. The plot benefits from frontage along a primary road and offers convenient access for commercial development or investment purposes.
Building Density: 140%
Cover Factor: 50%
Town Planning Zone: EB4 (Commercial/Residential)
Proximity Landmarks: Located near the American Medical Center and the Presidential Palace area.

Location and Logistical Connectivity

The success of any development project is built upon its location. This plot is situated in a key pocket that bridges the gap between major transit routes and essential city services. This ensures that your project remains highly accessible to clients and residents, providing a competitive edge in the local market.

Plots of land for sale in Lakatamia: A significant opportunity to secure a high-density plot in an area experiencing steady demand.
Cyprus real estate investment: A high-value asset perfect for developers seeking high-yield projects.
Land for sale near American Medical Center: Located within a 4-minute drive of this significant medical facility and surrounding commercial district.
Presidential Palace Area: Reachable in just 7 minutes, placing your project near the capital's central administrative and business heart.
Strovolos Municipal Theatre: Positioned within a 5-minute drive, benefiting from the cultural and commercial traffic of the area.
Nicosia City Center: A short 10-minute drive ensures your project stays connected to the capital’s central business heart.

If you are looking for G&P Lazarou trusted properties that provide both scale and strategic value, this high-density site in Lakatamia is a remarkable opportunity. Large plots with this specific zoning and level of accessibility are highly coveted by developers and move quickly once on the market.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discover how this property can support the expansion of your professional portfolio. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to helping you find the perfect ground for your success.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**

Area

Plot Area: **1,499m²**

Gallery

