



For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 3,800m²

For Sale : € 650,000

Description

High-yield residential development in the Pefkou area – your path to a significant investment.

Unlock a premier development opportunity with this expansive residential land, perfectly situated in the highly desirable Pefkou area of Lakatameia. This property serves as the foundation of your future, offering a high-density canvas specifically suited for a large-scale residential project. Whether you are looking to establish a sophisticated apartment complex or a series of luxury multi-unit buildings, this site provides the ultimate freedom and scale to create a high-impact development in one of Nicosia's most sought-after residential pockets.

Strategic Acquisition and High-Yield Development

Falling within the Kα5 planning zone, this property is a strategic acquisition for developers focused on high-yield development and maximum ROI. With an impressive 100% building density and a 50% cover factor, the land allows for a substantial buildable area, making it ideal for the construction of up to four apartment buildings. The zoning supports the development of three-story structures with a maximum height of 13.5 meters, providing a clear path to high-value living and exceptional density. With a title deed already available, this plot is primed for an efficient transition from planning to construction, ensuring your investment is secured in the stable Cyprus real estate investment market.

Description: Residential land in the Pefkou area of Lakatameia, ideal for the construction of 4 apartment buildings. This high-density site comes with an available title deed and is perfectly suited for a multi-unit residential project.

Building Density: 100% (Focus on High-Yield Development and ROI)

Cover Factor: 50%

Town Planning Zone: Kα5 (Residential)

Proximity Landmarks: Located near the Lakatameia Municipal Swimming Pool and the Pefkou Street commercial hub.

Location and Community Connectivity

The cornerstone of any high-yield residential project is its location. Situated in the peaceful yet well-connected Pefkou district, this land offers a rare balance of neighborhood tranquility and rapid access to Nicosia's primary commercial and recreational nodes. Its proximity to major landmarks and essential services ensures that any future residential project will be highly attractive to both families and professionals seeking a modern, central lifestyle.

Plots of land for sale in Lakatameia: A significant opportunity to secure a high-density site in an area experiencing steady residential demand.

Land for sale near Lakatameia Municipal Swimming Pool: Situated within a 3-minute drive of this popular local leisure landmark.

Pefkou Street: Located just 2 minutes away, providing immediate access to local shops, cafes, and essential services.

Nicosia Mall: Reachable in only 8 minutes, ensuring your residents are close to the district's premier shopping and dining destination.

Anthoupolis Interchange: Positioned 7 minutes away, providing a direct link to the island's primary motorway network for seamless commuting.

Athalassa National Park: A short 9-minute drive leads to the capital's largest green space, offering immediate access to nature and outdoor recreation.

If you are looking for G&P Lazarou trusted properties with proven potential for large-scale development, this residential land in the Pefkou area is an unparalleled opportunity. High-density plots suitable for multi-building complexes are rare and typically attract immediate interest from serious developers.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and explore how this property can become the cornerstone of your next major development success. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to turning your investment goals into reality.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **14**

Area

Plot Area: **3,800m²**



Gallery

