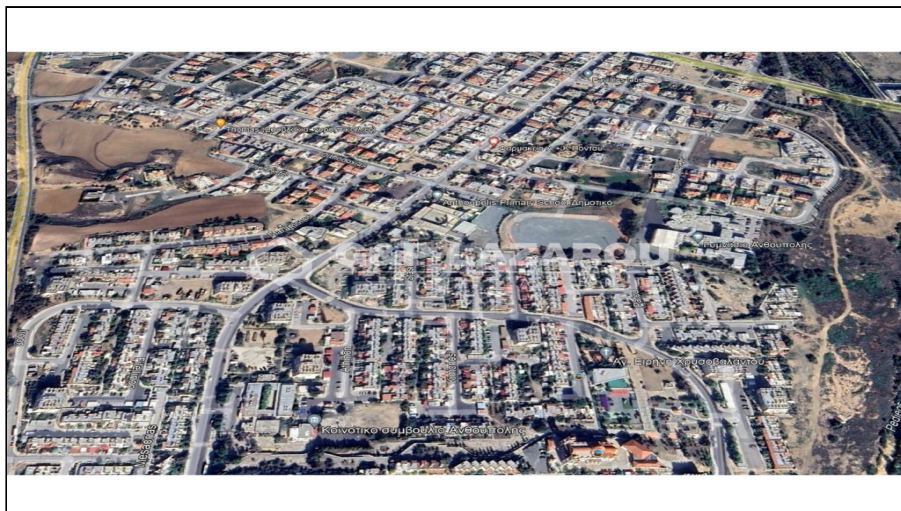




For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 261m²

For Sale : **€ 85,000**

Description

High-Yield Residential Plot in Anthoupoli – 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 growing Anthoupoli area, this 261 m² residential building plot offers the perfect blank canvas. Buying land in this established 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 serene urban environment.

Balanced Development and Yield Potential

Boasting a prime position within the desirable Ka5 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. Notably, this property is not subject to VAT, providing a significant financial advantage for your investment.

Property Type: Residential Building Plot

Location: Anthoupoli, Lakatameia, Nicosia

Plot Area: 261 m²

Planning Zone: Ka5 (Residential)

Building Density: 90% (Balance between small development and high-value living)

Cover Factor: 50%

Structural Allowance: 2 Floors / 10m Height

Infrastructure: Well-positioned plot with immediate access to all essential public utilities and a registered road

Legal Status: Title deed available; NO VAT

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 Anthoupoli, 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 Anthoupoli: Located in a prime residential area known for its community feel and growing value.

Land for sale near Nicosia Mall: Situated within a 5-minute drive of the capital's newest premier retail and entertainment destination.

Lakatameia Municipal Amphitheatre: Located just 1.5 km away, providing rapid access to a primary local cultural and recreational landmark.

Pediaios Linear Park: Reachable within a short 4-minute drive, ensuring proximity to the city's most popular green trail and recreational space.

Jumbo Lakatamia: Positioned within a 5-minute drive, offering immediate access to one of the area's largest retail clusters.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Anthoupoli 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**

Area

Plot Area: **261m²**



Gallery



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