

For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 350m²

For Sale : **€ 130,000**

Description
High-Yield Residential Plot in Stelmek Area – 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 prestigious Stelmek area of Lakatameia, this half residential building plot offers the perfect blank canvas. Buying land in this elite and rapidly growing 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-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-value residential development in one of Nicosia most sought-after communities.

Strategic Development and Yield Potential

Boasting a prime position within the desirable KA7 residential planning zone, this property is primed for immediate development, especially with a building permit already available for negotiation. With an 80% building density and 45% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a luxury two-story family residence or a sophisticated modern villa. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing in Stelmek and maximize yield potential in a high-value hub. The presence of modern infrastructure and underground utilities further enhances the investment appeal of this strategic acquisition.

Property Type: Half Residential Building Plot
Location: Stelmek Area, Lakatameia, Nicosia
Planning Zone: KA7 (Residential)
Building Density: 80% (Balance between small development and high-value living)
Cover Factor: 45%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Well-positioned plot in a newly developed area with full access to modern utilities and registered roads
Legal Status: Title deed available; Building permit negotiable
Cyprus real estate investment: High-value potential for a luxury residential project in an elite hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in the premium Stelmek district, this plot offers a rare balance of residential tranquility and extreme connectivity. 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 high-end tenants and families. Enjoy the benefits of being in a well-connected district with seamless access to the capital and the primary motorway network.

Plots of land for sale in Lakatameia: Located in the elite Stelmek area, known for its modern architecture and high-demand residential status.
Land for sale near Nicosia Mall: Situated within a 4-minute drive of the capital's premier retail and entertainment destination.
Pascal English School: Reachable within a short 5-minute drive, ensuring proximity to one of the most prestigious educational institutions.
Stelmek Park: Located just 2 minutes away, providing immediate access to green spaces and community recreational areas.
Agios Panteleimonas Church (Stelmek): Positioned within a 3-minute drive, serving as a prominent local landmark in the heart of the community.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Stelmek is an unparalleled opportunity. Prime development land with this specific density and positioning in such a prestigious 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 high-yield 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: **350m²**

Gallery

