



For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 747m²

For Sale : **€ 270,000**

Description

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a premium land asset on the Strovolos-Lakatameia boundary, this 747 sqm residential building plot offers the perfect blank canvas. Buying land in this high-demand and highly accessible neighborhood provides the ultimate freedom to bring a modern architectural vision to life, benefited by a strategic location in a developed neighborhood that guarantees long-term value. This site is an ideal opportunity for those who prioritize privacy, space, and building a custom home in a serene urban environment.

Strategic Development and Long-Term Investment

Boasting a prime position within the Kα8 residential planning zone, this property is fully serviced with registered road access, water, and electricity. With a building density of 60% and 35% coverage ratio, the land offers a focused environment for high-quality family living, ensuring ample space for private gardens and outdoor living areas on a generous 747 sqm surface. Emphasize privacy and space with this plot, which allows for a clear path for those looking to capitalize on the stability of the Nicosia property market and maximize long-term investment value. The structural allowance for low-rise residential development ensures a well-proportioned and attractive design in a quiet urban pocket.

Property Type: Residential Building Plot

Location: Agia Paraskevi, Lakatameia (Strovolos Boundary)

Plot Area: 747 sqm

Planning Zone: Kα8 (Residential)

Building Density: 60% (Focus on family living and long-term investment)

Cover Factor: 35%

Infrastructure: Fully serviced plot with registered road, water, and electricity

Legal Status: Title deeds available (No VAT)

Cyprus real estate investment: Secure opportunity for a private residence or a long-term capital appreciation asset

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 on the boundary of Strovolos and Lakatameia, this plot offers a rare balance of residential tranquility and extreme connectivity. You are just a short drive from major retail centers and the city's main transit arteries, making it an area highly attractive to families seeking a quiet lifestyle without sacrificing convenience. 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 prime residential area known for its community feel and growing value.

Land for sale near GSP Stadium: Situated within a 4-minute drive of the island's premier sports and events venue.

The Senior School: Reachable within a short 3-minute drive, ensuring proximity to prestigious educational facilities.

Mall of Cyprus: Located just 6 minutes away, providing rapid access to one of the city's primary shopping and commercial hubs.

Athalassa National Park: Positioned within a 7-minute drive, offering immediate access to the city's largest green lung and recreational spaces.

Tseriou Avenue: Located within a 3-minute drive, providing rapid access to a wide array of shops, supermarkets, and essential services.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot in Agia Paraskevi 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: **747m²**