



For Sale, Land, Plot, Nicosia, Lakatameia, 900m²

For Sale : € 590,000

Description

Strategic commercial acquisition in Lakatameia – a pillar for your future.

Position your business at the forefront of growth with this impressive 900 sqm commercial plot, strategically situated in the vibrant Agios Mamas area of Lakatameia. This property serves as a pillar for your future, offering high visibility and the ultimate freedom to develop a landmark project in a rapidly expanding commercial hub. Whether you are looking to create a multi-story retail showroom or a corporate office complex, this site provides the prestige and positioning required to make a lasting impact in the Cyprus real estate investment market.

Strategic Development and High-Yield Potential

This asset is a premier choice for developers focusing on high-yield development and strategic acquisition. The property is uniquely split between two powerful commercial zones, with 834 sqm falling under the Eß3 zone and 66 sqm in the Eß4 zone. This allows for a massive building density of 160% in the primary section, supporting a development of up to 6 floors and a height of 24 meters. Such structural flexibility is ideal for mixed-use projects featuring ground-floor showrooms with premium offices or apartments above. With an extensive road frontage of 55 meters and a flat, rectangular terrain, this plot is primed for an efficient and high-impact construction process.

Description: Large 900 sqm commercial plot for sale in Lakatameia, strategically located in the Agios Mamas area. Divided between planning zones Eß3 and Eß4, this property offers exceptional visibility and significant development potential for office, retail, or mixed-use projects.

Building Density: 140% - 160% (High-Yield Development potential)

Cover Factor: 50%

Town Planning Zone: Commercial — Zones Eß3 and Eß4

Proximity Landmarks: Located near the Metro Roundabout and Strovolou Avenue.

Location and Market Connectivity

The cornerstone of every profitable business is its location. This plot is perfectly positioned in a high-traffic area, ensuring a steady stream of visibility and professional footfall. Surrounded by established businesses and major commercial establishments, it offers seamless connectivity to both Nicosia's business district and the surrounding residential communities.

Plots of land for sale in Lakatameia: Situated in a high-demand commercial zone known for its rapid expansion and value retention.

Land for sale near Metro Roundabout: Located within a 2-minute drive of this major transit and commercial landmark.

Strovolou Avenue: Reachable in just 3 minutes, providing a direct link to one of the capital's primary commercial arteries.

Lakatameia Municipal Park: Positioned within a 5-minute drive, offering a nearby green space for local employees and residents.

Nicosia City Center: A short 10-minute drive leads directly to the heart of the capital's commercial and administrative hub.

Anthoupolis Interchange: Located only 7 minutes away, providing rapid access to the island's primary motorway network.

If you are searching for G&P Lazarou trusted properties with guaranteed growth potential, this 900 sqm commercial plot is an unparalleled opportunity. High-density commercial land with such extensive frontage and strategic positioning is rare and typically moves quickly among savvy investors.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss how this property can become the foundation of your professional success. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for 3 decades of experience, committed to providing the expert insight you need to secure your future.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**



Area

Plot Area: **900m²**



Gallery

