

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 1,022m²

For Sale : **€ 185,000**

Description
High-Yield Residential Plot in Agios Nikolaos, Lakatameia – Strategic Acquisition for High-Yield Development

Whether you are looking to execute a flagship multi-unit project or a smart investor seeking a premium land asset in the established Agios Nikolaos area of Lakatameia, this 1,022 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 large-scale 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-ROI residential development in a thriving urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Πα9 residential planning zone, this property is primed for immediate high-density construction. With an exceptional building density of 120% and 70% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically an apartment complex or a high-density residential project. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing and maximize ROI for developers in a strategic urban hub. The structural allowance for 2 floors ensures a well-proportioned and attractive residential design on a very generous 1,022 sqm surface.

Property Type: Residential Building Plot
Location: Agios Nikolaos, Lakatameia, Nicosia
Plot Area: 1,022 sqm
Planning Zone: Πα9 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Cover Factor: 70%
Structural Allowance: 2 Floors / 7m Height
Infrastructure: Immediate access to a registered road and established public utility networks
Legal Status: Title deed available
Cyprus real estate investment: High-yield potential for an apartment complex or strategic multi-unit project

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 Lakatameia, this plot offers a rare balance of residential convenience 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 quality tenants and developers. 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 Agios Nikolaos Church: Situated within a 2-minute drive of the historic local landmark in the heart of the community.
Lakatameia Municipal Hall: Reachable within a short 3-minute drive, providing rapid access to the district's primary administrative center.
St. Nicholas Primary School: Located just 2 minutes away, ensuring proximity to essential educational facilities.
Lakatameia Municipal Swimming Pool: Positioned within a 4-minute drive, placing you near the area's central sports and leisure hub.
Pediaios Linear Park: Located within a 5-minute drive, offering immediate access to the city's most popular green trail and recreational space.

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

Height: **7**

Area

Plot Area: **1,022m²**

Gallery

