



For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 574m²

REG. 0/5686, KLEISTHENOUS 67, LAKKOS TOU
KALOGIROU, ARCHANGELOS/ANTHOUPOLI,
LAKATAMIA, NICOSIA

For Sale : **€ 219,000**

Description

High-Yield Residential Plot in Stelmek, Lakatameia – 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 574 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 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 a serene urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Kα7 residential planning zone, this property is primed for immediate construction with an existing valid Planning and Building Permit. 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 spacious modern detached family residence or a sophisticated two-story project. 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. The structural allowance for 2 floors ensures a well-proportioned and attractive residential design on a 574 sqm surface, further enhanced by a guaranteed 5% VAT rate on construction.

Property Type: Residential Building Plot

Location: Stelmek, Lakatameia, Nicosia

Plot Area: 574 sqm

Planning Zone: Kα7 (Residential)

Building Density: 80% (Balance between small development and high-value living)

Cover Factor: 45%

Structural Allowance: 2 Floors / 10m Height

Infrastructure: Immediate access to all essential public utilities and established road networks

Permit Status: Valid Planning and Building Permit included (Zero Red Tape)

Financial Benefit: Guaranteed 5% VAT rate for construction costs

Exact location: <https://maps.app.goo.gl/vCKpstDNHY1L6kP46>

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 the premium Stelmek pocket of Lakatameia, near the borders of Engomi and Makedonitissa, 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 quality tenants and 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 Lakatameia: 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 one of the island's largest shopping and entertainment destinations.

Agios Panteleimonas Church: Reachable within a short 2-minute drive, serving as a prominent local landmark in the heart of the community.

Pascal Private English School: Located just 6 minutes away, ensuring proximity to prestigious educational facilities for families.

Anthoupolis Roundabout: Positioned within a 4-minute drive, providing rapid access to the primary transit networks of Nicosia.

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 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.

Contact us today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **574m²**



Gallery

