

For Sale, Land, Plot, Nicosia, Stelmek Area, 574m²

For Sale : **€ 219,000**

Description
Prime Residential Plot for Sale in Stelmek, Lakatameia – Excellent Development and Investment Potential
A Strategic Land Investment in a Desirable Nicosia Location
Located in the sought-after Stelmek area of Lakatameia, this 574 sqm residential plot presents an excellent opportunity for investors, developers, and buyers seeking a valuable land asset in one of Nicosia's well-established residential neighborhoods.
Combining a strategic location, attractive development characteristics, and convenient access to essential amenities, the property offers flexibility for future residential development and long-term investment potential.
Development Potential and Planning Characteristics
Situated within the Kα7 residential planning zone, the plot benefits from an 80% building density and a 45% coverage ratio, providing attractive development possibilities, subject to the applicable planning regulations and approvals.
The permitted development parameters allow for 2 floors and a maximum height of 10 metres, offering flexibility for residential development projects.
An existing Planning Permit and Building Permit are included, subject to confirmation of their validity and applicable conditions.
The combination of favorable planning characteristics, established infrastructure, and a desirable residential location makes this plot an appealing acquisition for investors and property developers.
Property Details
Property Type: Residential Building Plot
Location: Stelmek, Lakatameia, Nicosia
Plot Area: 574 sqm
Planning Zone: Kα7 (Residential)
Building Density: 80%
Coverage Ratio: 45%
Maximum Floors: 2
Maximum Height: 10 metres
Infrastructure: Access to established road networks and essential public utilities
Permit Status: Existing Planning and Building Permits, subject to validity verification
Investment Potential: Residential development and long-term land investment
Exact Location: https://maps.app.goo.gl/vCKpstDNHY1L6kP46
Prime Location and Neighborhood Advantages
Positioned in the desirable Stelmek area of Lakatameia, close to Engomi and Makedonitissa, this residential plot enjoys a convenient location with excellent accessibility to major roads, shopping destinations, educational institutions, and everyday amenities.
The neighborhood combines a peaceful residential environment with convenient connections to central Nicosia and surrounding districts, making it an attractive location for residential investment.
Nearby Landmarks and Amenities:
Nicosia Mall: Approximately 5 minutes by car, offering extensive shopping, dining, and entertainment options.
Agios Panteleimonas Church: Approximately 2 minutes by car.
Pascal Private English School: Approximately 6 minutes by car.
Anthoupolis Roundabout: Approximately 4 minutes by car, providing access to major road networks.
Engomi and Makedonitissa: Conveniently accessible residential and commercial areas.
Driving times are approximate and may vary depending on traffic conditions.
An Attractive Investment Opportunity in Nicosia
Residential land in established and accessible neighborhoods continues to attract interest from buyers and developers seeking well-positioned assets.
With its 574 sqm area, 80% building density, existing permits, and strategic location, this plot represents an attractive opportunity for residential development or long-term investment.
Whether you are a property developer evaluating your next project or an investor seeking land in a desirable Nicosia location, this Stelmek plot deserves serious consideration.
Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next residential project. 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**