

For Sale, Land, Plot, Nicosia, Lakatameia, 311m²

For Sale : **€ 85,000**

Description
High-Yield Residential Plot in Archangelos/Anthoupolis – 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 sought-after Archangelos and Anthoupolis area, this 311.50 sqm residential building plot offers the perfect blank canvas. Buying land in this prestigious 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-value residential opportunity specifically suited for those who prioritize privacy, smart design, and building a custom home in a serene urban environment.

Balanced Development and Yield Potential

Boasting a prime position within the desirable Ka6 residential planning zone, this property is primed for immediate construction. With a 90% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern detached family residence or a sophisticated two-story home. 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. Notably, this property is not subject to VAT, providing a significant financial advantage for your investment.

Property Type: Residential Building Plot
Location: Archangelos/Anthoupolis, Lakatameia, Nicosia
Plot Area: 311.50 sqm
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Cover Factor: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Well-positioned plot with immediate access to all essential public utilities and a registered road
Legal Status: Title deed available; NO VAT
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 a premium pocket of the Archangelos/Anthoupolis border, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major private schools, retail centers, and the city's main transit arteries, making it an area highly attractive to 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 Anthoupolis: 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 the capital's newest premier retail and entertainment destination.
Lakatameia Municipal Amphitheatre: Located just 1.5 km away, providing rapid access to a primary local cultural and recreational landmark.
Pediaios Linear Park: Reachable within a short 4-minute drive, ensuring proximity to the city's most popular green trail and recreational space.
Pascal English School: Positioned within a 4-minute drive, offering immediate access to one of the most prestigious educational institutions in Cyprus.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in the Archangelos/Anthoupolis area 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: **10**

Area

Plot Area: **311m²**

Gallery

