

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 530m²

For Sale : **€ 137,800**

Description
High-Yield Residential Plot in Agia Paraskevi – 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 growing Agia Paraskevi area of Lakatameia, this 530 m² residential building plot offers the perfect blank canvas. Buying land in this established 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 Kα8 residential planning zone, this property is primed for immediate construction. With a 60% building density and 35% 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. The structural allowance for 2 floors up to a height of 10 meters ensures a well-proportioned and attractive residential design.

Property Type: Residential Building Plot
Location: Agia Paraskevi, Lakatameia, Nicosia
Plot Area: 530 m²
Planning Zone: Kα8 (Residential)
Building Density: 60% (Balance between small development and high-value living)
Cover Factor: 35%
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; Subject to 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 Lakatameia near the Strovolos 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 Lakatameia: Located in a prime residential area known for its community feel and growing value.
Land for sale near Agia Paraskevi Church: Situated within a 2-minute drive of the historic heart of the quarter and local community services.
Lakatameia Elementary School A: Located just 3 minutes away, providing rapid access to primary education for families.
GSP Stadium: Reachable within a short 5-minute drive, ensuring proximity to major sporting and entertainment events.
Tseriou Avenue: Positioned within a 4-minute drive, offering immediate access to one of the area's most active commercial and shopping corridors.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Agia Paraskevi 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**
Unit Number: **PLOT 6**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **530m²**

Further Details

Water, Electricity

Gallery

















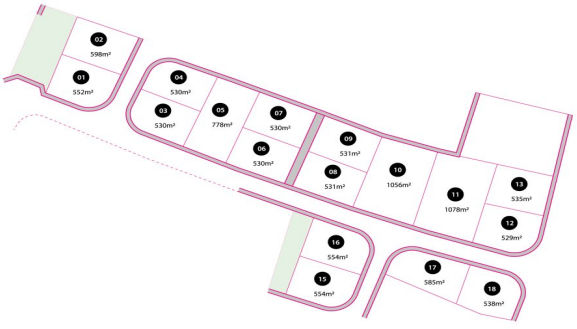







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