

# For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 1,078m²

For Sale : **€ 323,400**

**Description**
High-Yield Residential Corner Plot in Agia Paraskevi – Strategic Investment for Family 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 Agia Paraskevi area of Lakatameia, this 1,078 m² 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 corner location within an organized division project that guarantees long-term value. This site is an ideal opportunity for those who prioritize privacy, space, and building a custom home in a serene urban environment with commanding city views.

Strategic Development and Long-Term Investment

Boasting a prime position within the Kα8 residential planning zone, this property is part of a fully serviced development including registered road access, water, and electricity. With a building density of 60% and 35% coverage ratio, the land offers a focused environment for high-quality family living, ensuring ample space for private gardens and outdoor living areas on a very generous 1,078 m² elevated surface. Emphasize privacy and space with this plot, which allows for a clear path for those looking to capitalize on the stability of the Nicosia property market and maximize long-term investment value. The structural allowance for 2 floors up to a height of 10 meters ensures a well-proportioned and attractive residential design.

Property Type: Residential Corner Plot
Location: Agia Paraskevi, Lakatameia, Nicosia
Plot Area: 1,078 m²
Planning Zone: Kα8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Cover Factor: 35%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Fully serviced corner plot with registered road, water, and electricity
Legal Status: Title deeds available
Cyprus real estate investment: Secure opportunity for a private residence or a long-term capital appreciation asset

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium elevated pocket of Lakatameia, 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 families seeking a quiet lifestyle without sacrificing convenience. 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 GSP Stadium: Situated within a 6-minute drive of the island's premier sports and events venue.
The Senior School: Reachable within a short 4-minute drive, ensuring proximity to prestigious educational facilities.
Lakatameia Municipal Swimming Pool: Located just 5 minutes away, placing you near the district's central sports and leisure hub.
Pefkou Park: Positioned within a 5-minute drive, offering immediate access to the city's popular green trails and recreational spaces.
Tseriou Avenue: Located within a 4-minute drive, providing rapid access to a wide array of shops, supermarkets, and essential services.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this large residential corner 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 3 decades of experience, offering unmatched expertise and a commitment to excellence.

## Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 11**
Website

## Main Features

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

## Area

Plot Area: **1,078m²**

## Further Details

Water, Electricity

# Gallery

















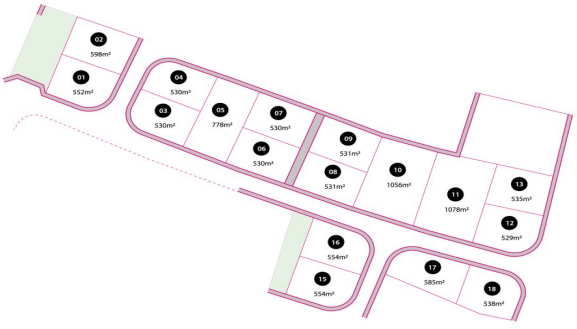







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