

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 529m²

For Sale : **€ 142,830**

Description
Strategic Corner Plot on the Strovolos-Lakatameia Border – 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 one of Nicosia's most rapidly developing areas, this 529 sqm residential corner plot offers the perfect blank canvas. Buying land in this high-demand neighborhood on the borders of Strovolos and Lakatameia provides the ultimate freedom to bring a modern architectural vision to life, benefited by a strategic corner position and a newly developed environment that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, orientation, and building a custom home in a serene yet highly connected urban setting.

Family Living and Long-term Investment

Boasting a prime position within the desirable Ka8 residential planning zone, this property is primed for immediate development. With a building density of 60% and 35% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-value investment, specifically a spacious bespoke family residence with a preferred south-western orientation for optimal climate comfort. Emphasize privacy and space with this plot, which features an expansive 44-meter total street frontage and is situated within a new division where all services, including electricity and cable TV, are conveniently located underground. The zoning allows for a clear path for those looking to capitalize on the increasing demand for quality family housing and maximize ROI for developers, especially as the new Argiropoleos road connection significantly enhances local property values.

Property Type: Residential Corner Plot
Location: Strovolos/Lakatameia Border, Nicosia
Plot Area: 529 sqm
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Cover Factor: 35%
Frontage: 44 meters total (20m West / 24m South)
Orientation: South-Western (Ideal for Cyprus climate)
Infrastructure: New division with all underground utilities and registered road access
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a rapidly developing residential corridor

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 on the edge of Strovolos, this plot offers a rare balance of residential tranquility and extreme connectivity. You are just a short drive from major private schools, retail centers, and the city's main transit arteries, surrounded by brand-new, upscale houses. Enjoy the benefits of being in a well-connected district with seamless access to Tseriou Avenue and the primary motorway network via the new Argiropoleos access road.

Plots of land for sale in Lakatameia: Located in a highly sought-after, newly developed neighborhood with significant growth potential.
Land for sale near GSP Roundabout: Situated within a 5-minute drive of one of the capital's primary transit hubs and the national stadium.
Tseriou Avenue: Located just 500 meters away, providing immediate access to a major commercial and retail corridor.
Senior School Nicosia: Reachable within a short 6-minute drive, ensuring proximity to prestigious educational facilities.
Nicosia Mall: Positioned within an 8-minute drive, offering access to the capital's premier shopping and entertainment destination.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential corner plot is an unparalleled opportunity. Prime development land with this specific density and positioning in such a high-growth 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 family 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 12**
Website

Main Features

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

Area

Plot Area: **529m²**

Further Details

Water, Electricity, Corner Plot

Gallery

















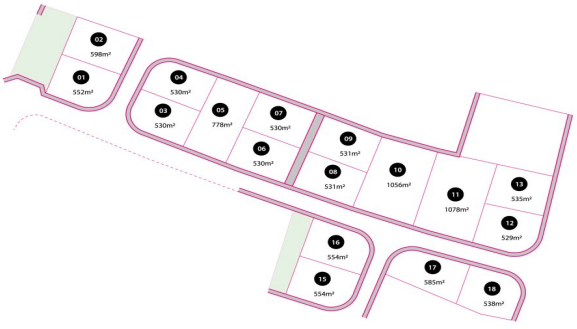







SOLD
1
4
5
7
9
10
11
13
3
6
8
SOLD
SOLD
17
SOLD


SOLD
1
4
5
7
9
10
11
13
3
6
8
SOLD
SOLD
17
SOLD


02
598m²
01
552m²
04
530m²
03
530m²
05
778m²
07
530m²
06
530m²
09
531m²
08
531m²
10
1056m²
11
1078m²
13
535m²
12
529m²
16
554m²
15
554m²
17
585m²
18
538m²