

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 538m²

For Sale : **€ 139,000**

Description
Strategic 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 established Agia Paraskevi area of Lakatameia, this 538sqm residential corner plot offers the perfect blank canvas. Buying land in this high-demand neighborhood provides the ultimate freedom to bring a modern architectural vision to life, benefited by a strategic corner position on a cul-de-sac that guarantees long-term value and maximum privacy. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, space, and building a custom home in a serene, newly developed urban environment.

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-eastern orientation. Emphasize privacy and space with this plot, which features an extraordinary 57-meter total street frontage across three sides and is located in a quiet neighborhood characterized by brand-new modern houses. The zoning allows for a clear path for those looking to capitalize on the demand for quality family housing and maximize ROI for developers in a flourishing residential hub. This "Black Friday" opportunity represents a strategic acquisition at a price significantly below current market valuations.

Property Type: Residential Corner Plot
Location: Agia Paraskevi, Lakatameia, Nicosia
Plot Area: 538sqm
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Cover Factor: 35%
Frontage: 57 meters total (20m South / 25m East / 12m West)
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Corner plot on a cul-de-sac 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 residence in a peaceful community

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 connectivity. 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 Tseriou Avenue 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 Tseriou Avenue: Situated within a 3-minute drive of one of the area's most active commercial and transit corridors.
GSP Stadium: Reachable within a short 5-minute drive, providing proximity to major sporting and entertainment events.
St. George Medical Center: Located just 6 minutes away, providing rapid access to essential healthcare facilities.
Nicosia Mall: Positioned within an 8-minute drive, offering immediate access to the capital's premier retail and entertainment destination.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential corner plot in Agia Paraskevi is an unparalleled opportunity. Prime development land with this specific density and positioning in such a quiet 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 18**
Website

Main Features

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

Area

Plot Area: **538m²**

Further Details

Water, Electricity, Corner Plot

Gallery

















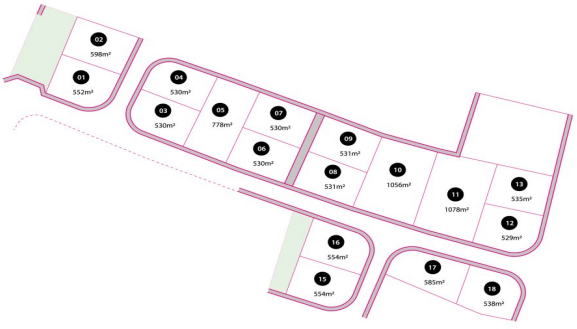







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