

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 653m²

For Sale : **€ 160,000**

Description
High-Yield Residential Corner Plot in Agios Nikolaos Lakatameia – 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 established Agios Nikolaos area of Lakatameia, this 653 sqm residential corner 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 on Faethontos Street that guarantees long-term value and maximum architectural flexibility. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-value residential development in a serene urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Kα7 residential planning zone, this property is primed for immediate construction. With an 80% building density and 45% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a spacious modern detached family residence or a sophisticated two-story project. The corner positioning provides 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. A significant financial advantage of this property is that it is not subject to VAT, and a title deed is already available, ensuring a secure and efficient transaction for the new owner. The structural allowance for 2 floors up to a height of 10 meters ensures a well-proportioned and attractive residential design on an expansive 653 sqm surface.

Property Type: Residential Corner Plot
Location: Faethontos Street, Agios Nikolaos, Lakatameia, Nicosia
Plot Area: 653 sqm
Planning Zone: Kα7 (Residential)
Building Density: 80% (Balance between small development and high-value living)
Cover Factor: 45%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Corner plot with immediate access to all essential public utilities and registered road access
Legal Status: Title deed available; Not 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, 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 quality tenants and 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 Lakatameia Airfield: Situated within a 3-minute drive of one of the district's most recognizable local landmarks.
Agios Nikolaos Church: Reachable within a short 2-minute drive, serving as a peaceful local landmark in the heart of the community.
Lidl Lakatameia: Located just 4 minutes away, providing rapid access to major retail and daily shopping needs.
St. George Medical Center: Positioned within a 6-minute drive, offering access to essential healthcare facilities.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential corner plot in Agios Nikolaos 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 10**
Website

Main Features

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

Area

Plot Area: **653m²**

Gallery

