

For Sale, Land, Plot, Nicosia, Lakatameia, 730m²

For Sale : **€ 205,000**

Description
High-Yield Residential Plot in 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 heart of Lakatameia, this 730 sqm under-division 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 location that guarantees long-term value. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-value residential development in a flourishing urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Kα5 residential planning zone, this property is primed for development. With a building density of 100% and 50% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern apartment complex, a multi-unit project, or a grand detached residence. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing and maximize ROI for developers in a strategic urban hub. The under-division status ensures that the final plot will meet modern infrastructure standards, suitable for a three-story residential structure up to a height of 13.5 meters on a generous 730 sqm surface.

Property Type: Residential Building Plot
Location: Lakatameia, Nicosia
Plot Area: 730 sqm
Planning Zone: Kα5 (Residential)
Building Density: 100% (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Structural Allowance: 3 Floors / 13.5m Height
Infrastructure: Under-division plot with southwest road frontage and planned connectivity to all public utilities
Legal Status: Title deed available
Cyprus real estate investment: High-yield potential for an apartment complex or strategic residential project

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium, mixed-use pocket of Lakatameia, this plot offers a rare balance of residential tranquility and extreme connectivity to the city center. 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 capital 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 Municipal Hall: Situated within a 3-minute drive of the district's primary administrative center.
Lakatameia Municipal Swimming Pool: Reachable within a short 2-minute drive, placing you near the area's central sports and leisure hub.
St. George Medical Center: Located just 3 minutes away, ensuring proximity to essential local healthcare facilities.
Pediaios Linear Park: Positioned within a 4-minute drive, offering immediate access to the city's most popular green trail and recreational space.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Lakatameia 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 1**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **730m²**

Gallery

