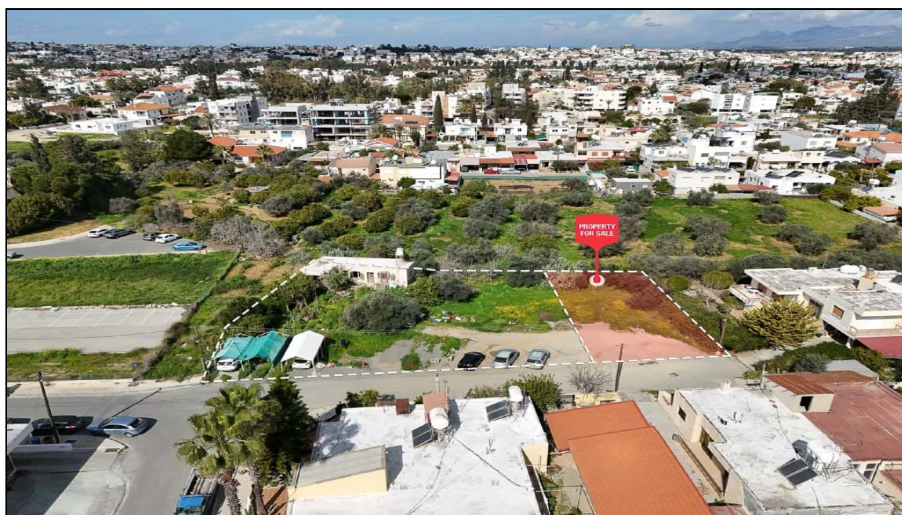




For Sale, Land, Plot, Nicosia, Lakatameia, 1,208m²

PR39322

For Sale : **€ 105,000**

Description

High-Yield Residential Investment Opportunity in Lakatameia – Strategic Acquisition for High-Value Living

Whether you are looking to secure a foothold in a high-demand urban area or a smart investor seeking a property with significant development potential, this 402 sqm residential share in Lakatameia offers the perfect blank canvas. Buying land in this established and highly accessible part of Nicosia provides the ultimate freedom to benefit from a strategic location just 55 meters from a main avenue, ensuring long-term value and high visibility. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-density development in a bustling residential corridor.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Ka5 residential planning zone, this property is primed for immediate development planning. With a high 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 three-story apartment complex or a multi-story residential project. The high density allowance provides a clear path for investors looking to capitalize on the high demand for urban housing and maximize yield potential in a high-value hub. The plot's regular shape, even surface, and impressive 50-meter frontage on a public road make it an ideal asset for a streamlined and efficient architectural project.

Property Type: 1/3 Share of Residential Plot

Location: Agia Paraskevi, Lakatameia, Nicosia

Share Area: Approximately 402 sqm

Planning Zone: Ka5 (Residential)

Building Density: 100% (Balance between small development and high-value living)

Cover Factor: 50%

Structural Allowance: 3 Floors / 13.5m Height

Infrastructure: Regular shape with 50m frontage and immediate access to all essential public utilities and main transit routes

Legal Status: Share available for sale (Section 7)

Cyprus real estate investment: High-value potential in a central and growing residential 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 urban convenience and extreme connectivity. You are just a short drive from major healthcare, administrative, and retail landmarks, making it an area highly attractive to quality tenants and homeowners. Enjoy the benefits of being in a well-connected district with seamless access to the Nicosia-Troodos road and the primary motorway network.

Plots of land for sale in Lakatameia: Located near all necessary services and essential urban amenities.

Land for sale near St. George Medical Center: Situated within a 3-minute drive of a primary local healthcare facility.

Lakatameia Municipal Hall: Reachable within a short 3-minute drive, ensuring proximity to the district's primary administrative center.

Pediaios Linear Park: Located just 4 minutes away, providing access to the city's most popular green trail and recreational space.

Nicosia Mall: Positioned within a 7-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 high-density residential share in Lakatameia is an unparalleled opportunity. Prime development land with this specific density and positioning near a main avenue 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 high-yield investment. 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**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **11**

Area

Plot Area: **1,208m²**



Gallery



