



For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 602m²

(ID:PR40369), PLOT 13, AGIOS NIKOLAOS,
LAKATAMEIA, NICOSIA, REG.6/157, 6/366

For Sale : **€ 120,000**

Description

Strategic Residential Plot in Pefkou – 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 tranquil Pefkou area, this 570sqm residential building plot offers the perfect blank canvas. Buying land in this serene and highly accessible neighborhood provides the ultimate freedom to bring a modern architectural vision to life, benefited by a regular shape and level surface that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize privacy, space, and building a custom home in a peaceful 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 planning. 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 ample room for private gardens. Emphasize privacy and space with this plot, which features a 10-meter road frontage and is part of a newly completed 21-plot division. The zoning allows for a clear path for those looking to capitalize on the high demand for quality family housing and maximize ROI for developers in a flourishing residential hub.

Property Type: Residential Building Plot

Location: Pefkou, Lakatameia, Nicosia

Plot Area: 570sqm

Planning Zone: Ka8 (Residential)

Building Density: 60% (Focus on family living and long-term investment)

Cover Factor: 35%

Frontage: 10 meters on a registered road

Surface: Regular shape and level surface for efficient construction

Legal Status: Part of a completed division with Final Approval Certificate nearing issuance

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, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major private schools, local shops, 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 nearby villages and the primary motorway network connecting you to the rest of the island.

Plots of land for sale in Lakatameia: Located in the serene Pefkou area, known for its peaceful atmosphere and modern housing.

Land for sale near Lakatameia Air-Base: Situated within a 5-minute drive of a prominent local landmark and strategic transit routes.

School of Joy Lakatameia: Located just 2 minutes away, providing rapid access to local early childhood education.

St. George Medical Center: Reachable within a short 6-minute drive, ensuring proximity to essential healthcare facilities.

Jumbo Lakatameia: Positioned within a 7-minute drive, offering immediate access to a major retail and shopping cluster.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this residential plot in Pefkou is an unparalleled opportunity. Prime development land with this specific density and positioning in such a tranquil 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**
[Website](#)

Status: **Available**

Unit Number: **13**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **602m²**



Gallery

