

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 304m²

For Sale : **€ 69,000**

Description
High-Yield Residential Opportunity 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 high-yield asset in a flourishing urban area, this half residential plot 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 that guarantees long-term value and immediate development potential. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-density residential development in a vibrant community.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Pa9 residential planning zone, this property is primed for immediate construction. With a high building density of 120% and 70% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern multi-story family home or a small, sophisticated apartment building. The generous density allowance provides a clear path for those looking to capitalize on the high demand for urban housing and maximize yield potential in a high-value hub. Notably, this property is not subject to VAT, providing a significant financial advantage for a custom residential project.

Property Type: Half Residential Plot
Location: Lakatameia, Nicosia
Planning Zone: Pa9 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Cover Factor: 70%
Structural Allowance: Ideal for high-density residential construction
Infrastructure: Well-positioned plot with immediate access to all essential public utilities and a registered road
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 healthcare, administrative, and retail landmarks, 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 atmosphere and growing value.
Land for sale near Lakatameia Municipal Amphitheatre: Situated within a 3-minute drive of a primary local cultural and recreational landmark.
Pediaios Linear Park: Reachable within a short 4-minute drive, ensuring proximity to the city's most popular green trail and recreational space.
St. George Medical Center: Positioned within a 2-minute drive, providing rapid access to essential healthcare facilities.
Jumbo Lakatamia: Located within a 4-minute drive, ensuring swift access to major retail and daily shopping needs.

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 high-yield 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** Website

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential** Height: **7**

Area

Plot Area: **304m²**