


# For Sale, Land, Plot, Nicosia, Lakatameia, 558m²

For Sale : **€ 169,000**

**Description**
Strategic Residential Plot on the Lakatameia / Strovolos Border – 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 on the established Agia Paraskevi border of Lakatameia and Strovolos, this 527 sqm 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-value residential opportunity specifically suited for those who prioritize privacy, space, and building a custom home in a serene urban environment.

Family Living and Long-term Investment

Boasting a prime position within the desirable Kα8 residential planning zone, this property is primed for development. With a building density of 60% and 35% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-value investment, specifically one or two spacious bespoke family residences with ample room for private gardens and outdoor living areas. Emphasize privacy and space with this plot, which allows for a clear path for those looking to capitalize on the demand for quality family housing and maximize ROI for developers in a flourishing residential hub. The under-division status ensures that the final plot will meet modern infrastructure standards, suitable for a two-story residential structure up to a height of 10 meters.

Property Type: Residential Building Plot
Location: Agia Paraskevi, Lakatameia (Strovolos Border), Nicosia
Plot Area: 527 sqm
Planning Zone: Kα8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Cover Factor: 35%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Well-positioned plot with planned access to all essential public utilities and a registered road
Legal Status: Under division; Title deed available; Subject to VAT
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 exactly on the Strovolos border, this plot offers a rare balance of residential tranquility and extreme connectivity. You are just a short drive from major private schools, retail centers, 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 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 Tseriou Avenue: Situated within a 2-minute drive of one of the area's most active commercial and transit corridors.
The Senior School: Reachable within a short 4-minute drive, ensuring proximity to prestigious educational facilities.
St. George Medical Center: Located just 5 minutes away, providing rapid access to essential 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 residential plot in Agia Paraskevi 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 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**
Status: **Available**
Unit Number: **PLOT 16**
Website

## Main Features

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

## Area

Plot Area: **558m²**