

For Sale, Land, Plot, Nicosia, Lakatameia, 557m²

For Sale : **€ 154,000**

Description
High-Yield Residential Plot in Agios Nikolaos 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 established Agios Nikolaos area of Lakatameia, this 557 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-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-value residential development in a serene urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Κα7 residential planning zone, this property is primed for development. With an 80% building density and 45% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a spacious modern detached family residence or a sophisticated two-story project. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing and maximize yield potential in a high-value urban hub. The under-division status ensures that the final plot will meet modern infrastructure standards, while the structural allowance for 2 floors up to a height of 10 meters ensures a well-proportioned and attractive residential design.

Property Type: Residential Building Plot
Location: Agios Nikolaos, Lakatameia, Nicosia
Plot Area: 557 sqm
Planning Zone: Κα7 (Residential)
Building Density: 80% (Balance between small development and high-value living)
Cover Factor: 45%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Well-positioned plot with registered road frontage and access to all essential public utilities
Legal Status: Under division; 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 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 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 Lakatameia Municipal Hall: Situated within a 4-minute drive of the district's primary administrative and civic center.
St. George Medical Center: Reachable within a short 5-minute drive, providing rapid access to essential healthcare facilities.
Pediaios Linear Park: Located just 3 minutes away, providing immediate access to the city's most popular green trail and recreational space.
Lakatameia Elementary School C: Positioned within a 2-minute drive, offering convenient access to local educational services for families.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential plot in Agios Nikolaos 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.

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Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 3**
Website

Main Features

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

Area

Plot Area: **557m²**