

For Sale, Land, Plot, Nicosia, Lakatameia, 463m²

For Sale : **€ 220,000**

Description
Prime Commercial Plot in Lakatameia – Strategic Acquisition for High-Yield Development

Whether you are looking to establish a flagship business headquarters or a smart investor seeking a premium commercial asset in the heart of Lakatameia, this 463 sqm commercial plot offers the perfect blank canvas. Buying land in this high-demand and highly visible 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 development opportunity specifically suited for those who prioritize strategic acquisition and high-value mixed-use projects in a thriving urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Eβ4 commercial planning zone, this property is primed for immediate construction. With a building density of 140% and 50% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a modern office complex, a retail showroom, or a sophisticated mixed-use project with residential units on the upper floors. The zoning allows for a clear path for those looking to capitalize on the high demand for quality commercial space and maximize ROI for developers in a strategic urban hub. The structural allowance for 4 floors up to a height of 17 meters ensures a prominent and attractive presence on a 463 sqm surface.

Property Type: Commercial Building Plot
Location: Lakatameia, Nicosia
Plot Area: 463 sqm
Planning Zone: Eβ4 (Commercial)
Building Density: 140% (Focus on high-yield development and strategic acquisition)
Cover Factor: 50%
Structural Allowance: 4 Floors / 17m Height
Infrastructure: Immediate access to all essential public utilities and a registered road network
Legal Status: Title deed available
Cyprus real estate investment: High-yield potential for a commercial building or apartment complex

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 commercial visibility 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 businesses and quality tenants. 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 commercial area known for its high footfall and growing value.
Land for sale near Lakatameia Municipal Hall: Situated within a 2-minute drive of the district's primary administrative and civic center.
St. George Medical Center: Reachable within a short 3-minute drive, ensuring proximity to essential local healthcare facilities.
Lakatameia Municipal Swimming Pool: Located just 2 minutes away, placing you near the district's central sports and leisure hub.
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 high-density commercial 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 commercial 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: **Commercial**	Height: **17**

Area

Plot Area: **463m²**

Gallery

