

For Sale, Land, Plot, Nicosia, Lakatameia, 525m²

For Sale : **€ 220,000**

Description
High-Yield Residential Plot in Agia Paraskevi, Lakatameia – 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 sought-after Agia Paraskevi area of Lakatameia, this 525 sqm residential building plot offers the perfect blank canvas. Buying land in this high-demand 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 an ideal opportunity for those who prioritize privacy, space, and building a custom home in a serene urban environment.

Strategic Development and Long-Term Investment

Boasting a prime position within the Ka8 residential planning zone, this property is primed for immediate development. With a building density of 60% and 35% coverage ratio, the land offers a focused environment for high-quality family living, ensuring ample space 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 stability of the Nicosia property market and maximize long-term investment value. The structural allowance for 2 floors up to a height of 10 meters ensures a well-proportioned and attractive residential design on a 525 sqm surface.

Property Type: Residential Building Plot
Location: Agia Paraskevi, Lakatameia, Nicosia
Plot Area: 525 sqm
Planning Zone: Ka8 (Residential)
Building Density: 60% (Focus on family living and long-term investment)
Cover Factor: 35%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Immediate access to all essential public utilities and established road networks
Legal Status: Title deed available
Cyprus real estate investment: Secure opportunity for a private residence or a long-term capital appreciation asset

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 families seeking a quiet lifestyle without sacrificing convenience. 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 Senior School: Situated within a 3-minute drive of one of the area's most prestigious educational institutions.
GSP Stadium: Reachable within a short 5-minute drive, placing you near the island's premier sports and events venue.
Lakatameia Linear Park: Located just 4 minutes away, offering immediate access to expansive green trails and recreational space.
Agios Neophytos Church: Situated within a 3-minute drive, serving as a prominent local landmark in the heart of the community.
Tseriou Avenue: Positioned within a 4-minute drive, providing rapid access to a wide array of shops, supermarkets, and essential services.

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 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: **10**

Area

Plot Area: **525m²**

Gallery

