

For Sale, Land, Plot, Nicosia, Lakatameia, 320m²

For Sale : **€ 85,000**

Description
High-Yield Residential Plot 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 premium land asset in a rapidly growing sector, this under-division building plot in Lakatameia offers the perfect blank canvas. Buying land in this newly developed and highly accessible neighborhood provides the ultimate freedom to bring a modern architectural vision to life, benefited by a strategic position near major retail hubs that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize modern infrastructure, space, and building a custom home in a fresh urban environment.

Balanced Development and Yield Potential

Boasting a prime position within the desirable Ka6 residential planning zone, this property is primed for immediate development planning. With a 90% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a spacious family residence or a sophisticated two-story home. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing in newly established areas to maximize yield potential in a high-value hub. The plot is part of a modern division, ensuring contemporary standards for road access and utility connectivity.

Property Type: Under-Division Residential Plot
Location: Lakatameia, Nicosia
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Cover Factor: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Newly developed area with planned registered road access and full utility provision
Legal Status: Under division; Subject to VAT
Cyprus real estate investment: High-value potential for a modern residential project in a growing 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, newly developed pocket of Lakatameia, this plot offers a rare balance of quiet residential living and extreme convenience. You are just a short drive from the capital's largest retail landmarks and main transit arteries, making it an area highly attractive to modern families. Enjoy the benefits of being in a well-connected district with seamless access to both the city center and the outskirts.

Plots of land for sale in Lakatameia: Located in a fresh development zone known for its modern planning and increasing demand.
Land for sale near Nicosia Mall: Situated within a 3-minute drive of the capital's premier retail and entertainment destination.
Anthoupoli Health Center: Located just 1.2 km away, providing rapid access to essential public healthcare facilities.
Pediaios Linear Park: Reachable within a short 5-minute drive, ensuring proximity to the city's most popular green trail and recreational space.
Pascal English School: Positioned within a 5-minute drive, offering immediate access to one of the most prestigious educational institutions in Cyprus.

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 strategic location is a 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**
Unit Number: **9B**
Website

Main Features

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

Area

Plot Area: **320m²**