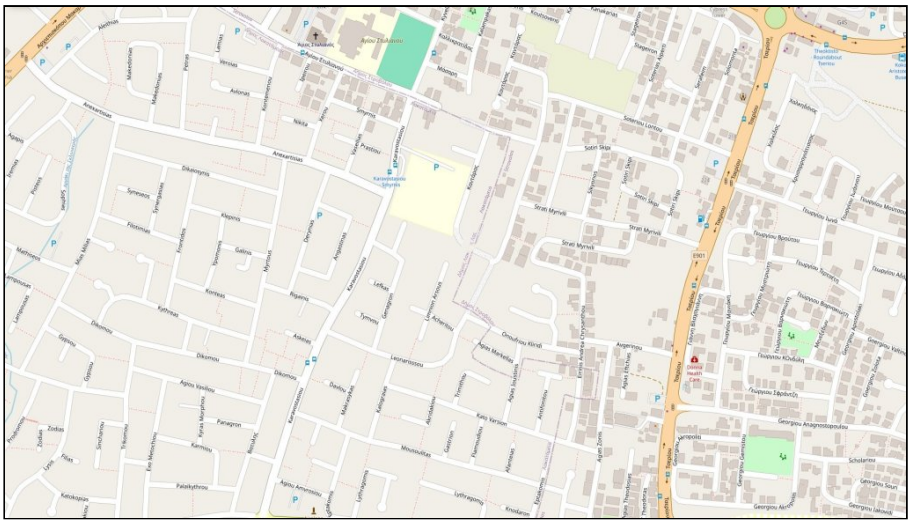


For Sale, Land, Field, Nicosia, Lakatameia, Agia Paraskevi, 1,394m²

For Sale : **€ 125,000**

Description
For Sale: 1,394 sq.m. Residential Land Opportunity – Lakatameia, Nicosia
Modern Urban Living in a Prime Nicosia District
Discover a significant opportunity to acquire a large piece of residential land in the expanding and peaceful area of Lakatameia. This 1,394 sq.m. plot offers a highly practical and accessible lifestyle, perfectly suited for a private family estate or a small residential development. This land represents a solid, highly functional asset in 2026, located in a neighborhood that balances suburban quiet with excellent proximity to the capital's services. Its strategic position ensures essential daily practicality, providing a secure investment choice in an emotionally rejuvenating environment known for its friendly community and open spaces.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum potential. Falling within the Κα6 Residential Zone, the land serves your daily routine perfectly with a 90% building density and 50% coverage factor. The generous size of the plot allows for a timeless lifestyle with plenty of space for gardens and outdoor wellness areas. The zoning permits a two-story building with a maximum height of 10 meters, providing an ideal canvas for high-standard modern architecture. This location ensures a healthy and sustainable Mediterranean lifestyle in a high-growth residential hub.
Extensive Property Features
Property Type: Residential Land / Plot
Location: Lakatameia, Nicosia
Plot Area: 1,394 sq.m.
Planning Zone: Κα6 (Residential)
Building Density: 90%
Coverage Factor: 50%
Max Floors: 2 Storeys
Max Height: 10 Meters
Access: Connected to the registered road network
Development Potential: Ideal for unified development or multiple residences
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Lakatameia, the land is surrounded by top-tier infrastructure:
Pediaios Linear Park: Located just 0.7 km away, providing essential daily practicality for wellness and walking.
Lakatameia Municipal Amphitheatre: A major cultural landmark reachable in just 1.2 km.
AlphaMega Lakatameia: Your primary shopping destination accessible for your daily routine within 1.5 km.
Lakatameia Primary School: Strategic proximity at 0.9 km for family convenience and education.
Jumbo Lakatameia: A nearby commercial landmark situated within 2.1 km.
Strovolos Metro Supermarket: Reachable in a short 5-minute drive (2.5 km).
Nicosia Mall: Strategic proximity at 5.2 km for premier retail and dining.
Health Center Lakatameia: Accessible within 1.8 km for healthcare and peace of mind.
A1 Highway Access: Immediate connectivity reachable within 8 minutes for seamless travel.
Nicosia City Center: Located 7.5 km away, offering full access to the capital's administrative core.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land** | Status: **Available** | Website

Main Features

Property Subtype: **Field** | Town Planning Zone: **Residential** | Height: **10**

Area

Plot Area: **1,394m²**