

# For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 622m²

For Sale : **€ 155,000**

**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 622 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 Kα7 residential planning zone, this property is primed for immediate construction. 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 structural allowance for 2 floors up to a height of 10 meters ensures a well-proportioned and attractive residential design on a generous 622 sqm surface.

Property Type: Residential Building Plot
Location: Agios Nikolaos, Lakatameia, Nicosia
Plot Area: 622 sqm
Planning Zone: Kα7 (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 on a tranquil street with immediate access to all essential public utilities and registered road access
Legal Status: Title deed available
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 3-minute drive of the district's primary administrative and civic center.
Agios Nikolaos Church: Reachable within a short 2-minute drive, serving as a peaceful local landmark in the heart of the community.
St. George Medical Center: Located just 5 minutes away, ensuring proximity to essential healthcare facilities.
Pediaios Linear Park: Positioned within a 3-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 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.

## Details

Property Type: **Land**

Status: **Available**

Website

## Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

## Area

Plot Area: **622m²**