

For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 520m²

For Sale : **€ 125,000**

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 growing sector of Lakatameia, this 520 sq.m. residential building plot offers the perfect blank canvas. Buying land in this quiet 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-value residential opportunity specifically suited for those who prioritize privacy, smart design, and building a custom home in a serene urban environment.

Balanced Development and Yield Potential

Boasting a prime position within the desirable Kα6 residential planning zone, this property is primed for immediate construction. 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 modern detached family residence or a small, sophisticated residential 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.

Property Type: Residential Building Plot
Location: Lakatameia, Nicosia
Plot Area: 520 sq.m.
Planning Zone: Kα6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Cover Factor: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Well-positioned plot in a quiet residential area with immediate access to all essential public utilities and a registered road
Legal Status: Title deed available
Cyprus real estate investment: High-value potential for a private 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 pocket of Lakatameia, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short drive from major private schools, retail centers, and the city's main transit arteries, making it an area highly attractive to 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 growing neighborhood known for its peaceful atmosphere and modern development.
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 1.5 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**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **520m²**