

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 274.50m²

For Sale : **€ 90,000**

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 the established Lakatameia area, this 274.5 m² half 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-value residential opportunity specifically suited for those who prioritize privacy, space, and building a custom home in a serene urban environment.

Balanced Development and Yield Potential

Boasting a prime position within the desirable Ka7 residential planning zone, this property is primed for immediate construction. With an 80% building density and 45% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-yield development, specifically a spacious two-story family residence or a sophisticated modern villa. The zoning allows for a maximum of 2 floors up to a height of 10 meters, providing a clear path for those looking to capitalize on the high demand for quality housing and maximize yield potential in a high-value hub. The availability of a clean title deed and the fact that it is not subject to VAT ensure a secure and financially advantageous acquisition process.

Property Type: Half Residential Building Plot
Location: Lakatameia, Nicosia
Plot Area: 274.5 m²
Planning Zone: Ka7 (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 with immediate access to all essential public utilities and a registered road
Legal Status: Title deed available; Not subject to VAT
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 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 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.
St. George Medical Center: Located just 2 minutes away, providing rapid access to essential 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.
Jumbo Lakatamia: Positioned within a 4-minute drive, offering immediate access to one of the area's largest retail clusters.

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 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: **275m²**

Gallery

