

For Sale, Land, Field, Nicosia, Deftera Pano, 7,080m²

For Sale : **€ 420,000**

Description
For Sale Residential Land In Deftera, Nicosia
Discover an exceptional opportunity to acquire a 7,080 m² residential field in the peaceful and highly sought-after area of Deftera, Nicosia. Offering substantial development potential and an excellent location, this property is an ideal choice for developers, investors and construction companies seeking a ready-to-develop residential project in one of the capital's most attractive suburban communities. A key advantage of this property is that it has already been divided into seven residential plots, ranging in size from 630 m² to 986 m², significantly reducing development preparation and creating outstanding investment potential.
The property falls entirely within the H3 Residential Planning Zone (100%), benefiting from a 60% building density and 35% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 8.3 metres, making it perfectly suited for the construction of detached family homes, luxury residences or a high-quality residential development, subject to obtaining the necessary planning permits and approvals. The existing subdivision into seven individual plots provides developers with immediate flexibility for phased construction or individual plot sales.
Situated in the desirable community of Deftera, the property enjoys a peaceful residential environment while remaining conveniently close to supermarkets, schools, cafés, restaurants, pharmacies and all essential everyday amenities. Excellent road connections provide quick access to Anthoupoli, Lakatameia, Nicosia City Centre and the motorway network, making it an ideal location for modern family living.
The property is situated approximately 1.5 km from Deftera Village Centre, 4.5 km from Anthoupoli Roundabout, 6.0 km from Lakatameia Municipality, 9.5 km from Nicosia City Centre, 10.0 km from the University of Nicosia and approximately 46.0 km from Larnaca International Airport.
Combining an impressive land area, favourable residential planning parameters and an already approved subdivision into seven residential plots, this property represents a rare opportunity for immediate residential development and long-term investment.
To discover more residential land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **8**

Area

Plot Area: **7,080m²**

Further Details

Corner Plot