

For Sale, Land, Field, Nicosia, Lakatameia, Agios Nikolaos, 649m²

For Sale : **€ 205,000**

Description
For Sale Residential Land In Lakatamia, Nicosia
Discover an outstanding opportunity to acquire a 649 m² residential plot in the highly desirable area of Lakatamia, Nicosia. Ideally suited for private buyers, families and developers alike, this property offers excellent development potential in one of the capital's most established residential suburbs. Its generous planning coefficients and convenient location make it an excellent choice for constructing a modern family home or a small residential development. The property falls entirely within the Πα9 Residential Planning Zone (100%), offering an impressive 120% building density and 70% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 7 metres, providing exceptional flexibility for designing a spacious residence or maximizing the site's residential potential, subject to obtaining the necessary planning permits and approvals. Situated in the popular municipality of Lakatamia, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies, parks and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, the motorway network and neighbouring residential areas, making it an ideal location for permanent family living. The property is situated approximately 1.5 km from Lakatamia Municipal Centre, 3.5 km from Nicosia Mall, 5.5 km from the University of Nicosia, 6.5 km from Nicosia City Centre, 7.5 km from the Mall of Engomi and approximately 46.0 km from Larnaca International Airport. Combining excellent planning coefficients, a practical plot size and a highly convenient location, this residential property represents an outstanding opportunity for 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: **Other**
Height: **7**

Area

Plot Area: **649m²**