

For Sale, Land, Field, Nicosia, Lakatameia, Agia Paraskevi, 546m²

For Sale : **€ 164,000**

Description
For Sale Residential Land In Lakatameia, Nicosia
Discover an excellent opportunity to acquire a 546 m² residential plot in the highly desirable municipality of Lakatameia, Nicosia. Currently under division, this well-sized plot offers the perfect setting for the construction of a modern family home while also presenting an attractive investment opportunity in one of the capital's fastest-growing residential suburbs.
The property falls entirely within the Kα7 Residential Planning Zone (100%), offering excellent development potential with an 80% building density and 45% coverage factor. These favourable planning parameters allow for the construction of a spacious detached residence, subject to obtaining the necessary planning permits and approvals. Development regulations permit construction of up to 2 floors with a maximum building height of 10 metres.
Its practical dimensions and strong planning characteristics make the property ideal for families wishing to build a custom-designed home or for investors seeking a residential asset with excellent long-term appreciation potential.
Situated in a convenient area of Lakatameia, the property enjoys immediate access to supermarkets, schools, cafés, bakeries, pharmacies, parks and all essential daily amenities. Excellent road connections provide quick access to Nicosia Mall, the motorway network, Strovolos and Nicosia City Centre, ensuring convenient everyday living.
The property is situated approximately 1.5 km from Lakatameia Municipality Centre, 3.0 km from Nicosia Mall, 3.5 km from Anthoupoli Roundabout, 5.0 km from Strovolos, 7.0 km from Nicosia City Centre, 8.0 km from the University of Nicosia and approximately 47.0 km from Larnaca International Airport.
Being under division, this plot offers buyers the opportunity to secure a modern residential property in a well-established neighbourhood with strong future value and excellent development prospects.
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**
Unit Number: **PLOT 6**
Website

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **546m²**