

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 582m²

For Sale

Description
High-yield development and strategic acquisition in lakatameia – the foundation of your future.

Imagine the immense potential of a site designed for versatility and high returns. This 582 sqm plot in the agia paraskevi area of lakatameia represents a premier exchange opportunity, serving as the foundation of your future in the cyprus property market. Whether you are an investor looking for mixed-use potential or a developer aiming for high-yield commercial assets, this land offers the ultimate freedom to create a project tailored for maximum roi. With a strategic mix of residential and commercial zoning, it is perfectly suited for those who prioritize strategic acquisition and versatile yield potential in a thriving urban environment.

Strategic development and high-yield potential.

Boasting a prime position with 97% of the land falling within the εβ5 commercial planning zone, this property is primed for immediate construction with full infrastructure and a ready title deed. With a high building density of 120% and 50% cover factor, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically an apartment complex with ground-floor shops, modern office spaces, or strategic warehouses. The zoning allows for a clear path for those looking to capitalize on the high demand for high-value living and professional spaces. This structural flexibility ensures a prominent and attractive design that makes the most of the available space, securing the foundation of your future.

Description: Exchange opportunity for a 582 sqm plot in agia paraskevi, lakatameia. Suitable for mixed-use development (shops + apartments), warehouses, or offices. Registered road frontage, utilities available, title deed ready.
Building density: 120%
Cover factor: 50%
Town planning zone: Eβ5 (97%) and κα5 (3%)
Coordinates: Near the pediaios linear park and lakatameia post office.

Location and neighborhood benefits.

Location is the foundation of any great investment when you want to buy land in nicosia. Situated in a key pocket of agia paraskevi, this plot offers a rare balance of commercial exposure and extreme connectivity. You are positioned near essential transit arteries and services, making it an area highly attractive to businesses and future residents alike. 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 mixed-use area known for its growth and accessibility.
Land for sale near lakatameia post office: Situated within a 2-minute drive of the district's central administrative hub.
Pediaios linear park: Reachable within a short 3-minute drive, providing a popular green belt for local employees and residents.
St. george medical center: Located just 4 minutes away, ensuring proximity to essential local healthcare facilities.
Lakatameia municipal swimming pool: Positioned within a 3-minute drive, serving as a central sports reference point.
Alpha-mega & lidl supermarkets: Located within a 5-minute drive, providing rapid access to major retail and grocery hubs.

If you are searching for g&p lazarou trusted properties with guaranteed potential, this high-density plot in agia paraskevi 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 development project. G & p lazarou estate agents has been a leader in the cyprus property market for 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: **Industrial**	Height: **14**

Area

Plot Area: **582m²**

Gallery

