

For Sale, Land, Field, Nicosia, Deftera Kato, 4,961m²

For Sale : **€ 300,000**

Description
For Sale Residential Land In Kato Deftera, Nicosia
Discover an outstanding opportunity to acquire a substantial 4,961 m² parcel of residential land in the growing community of Kato Deftera, Nicosia. Combining an impressive land area with favourable planning characteristics, this property presents an excellent opportunity for residential development or long-term investment in one of the capital's expanding suburban locations.
The property falls within mixed planning zones H3 (56%) and Γ3 (44%). The residential H3 zone offers a 60% building density and 35% coverage factor, permitting the construction of detached houses, modern family residences or a boutique residential development, subject to obtaining the necessary planning permits and approvals. Development regulations allow construction of up to 2 floors with a maximum building height of 8.3 metres, while the Γ3 portion further enhances the property's long-term investment value.
Although the property is currently landlocked, its significant size and strategic location make it an attractive acquisition for investors and developers looking to secure a valuable landholding in an area experiencing continuous residential growth.
Situated in Kato Deftera, the property enjoys convenient access to supermarkets, schools, cafés, bakeries and all essential daily amenities. Excellent road connections provide quick access to Nicosia City Centre, Kokkinotrimithia, Lakatameia and the motorway network.
The property is situated approximately 1.5 km from Kato Deftera Village Centre, 3.5 km from Kokkinotrimithia, 5.0 km from Lakatameia, 7.0 km from Nicosia Mall, 10.0 km from Nicosia City Centre, 11.0 km from the University of Nicosia and approximately 45.0 km from Larnaca International Airport.
Combining a generous land area, favourable planning characteristics and a strategic location, this property represents an excellent opportunity for residential development or a secure 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: **4,961m²**