

For Sale, Land, Field, Nicosia, Lakatameia, Agios Nikolaos, 1,896m²

For Sale : **€ 149,000**

Description
For Sale Residential Land In Lakatameia, Nicosia
Discover an exceptional opportunity to acquire a 1,896 m² residential field in the highly sought-after municipality of Lakatameia, Nicosia. Situated in one of the capital's fastest-growing residential areas, this spacious property combines generous development potential with an excellent location, making it an ideal choice for developers, investors or private buyers wishing to build a quality residential project.
The property falls entirely within the Κα6 Residential Planning Zone (100%) and benefits from an impressive 90% building density and 50% coverage factor. These excellent planning parameters allow for the construction of detached houses, modern family residences or a residential development, 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.
The generous size of the land provides flexibility for a variety of residential projects while offering excellent long-term investment potential in one of Nicosia's most desirable suburban locations. Whether you are planning a private residence or a residential development, this property offers an outstanding opportunity in a thriving area.
Located in Lakatameia, the property enjoys immediate access to schools, supermarkets, cafés, bakeries, pharmacies, parks and all essential everyday amenities. Excellent road connections provide quick access to Nicosia City Centre, the Nicosia Mall and the motorway network, making commuting simple and convenient.
The property is situated approximately 1.5 km from Lakatameia Municipality Centre, 2.0 km from Nicosia Mall, 2.5 km from the Nicosia–Troodos Motorway, 4.0 km from Anthoupoli Roundabout, 6.5 km from Nicosia City Centre, 8.0 km from the University of Nicosia and approximately 48.0 km from Larnaca International Airport.
Combining generous development parameters, a substantial land area and a prime location within one of Nicosia's most established residential suburbs, this property represents an outstanding opportunity for residential development or a secure long-term investment.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia 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: **10**

Area

Plot Area: **1,896m²**