

For Sale, Land, Field, Nicosia, Lakatameia, 514m²

For Sale : **€ 190,000**

Description
For Sale Residential Land In Lakatameia, Nicosia.
An excellent opportunity to acquire a prime residential plot in the highly sought-after area of Lakatameia, Nicosia. With a total land area of 514 m², this property offers outstanding development potential and represents an ideal choice for private buyers, developers and investors seeking a valuable residential asset in one of the capital's most established and rapidly developing districts.
The property falls within a Residential Planning Zone benefiting from an impressive 120% building density and a 70% coverage factor, allowing for highly efficient land utilisation. Planning regulations permit development of up to 2 storeys with a maximum building height of 7 metres, making the plot suitable for the construction of a spacious family residence, duplex home or a small residential development, subject to the relevant planning permits and approvals.
Located in a well-established residential neighbourhood, the property enjoys immediate access to a wide range of everyday amenities including schools, supermarkets, bakeries, pharmacies, cafes and public services. Its strategic location also provides excellent connectivity to Nicosia City Centre and the wider road network, making it highly attractive for both residential occupation and long-term investment.
The property is situated approximately 1.0 km from Lakatameia Municipality Centre, 2.0 km from Pedieos Linear Park, 2.5 km from Nicosia Mall, 3.0 km from The Grammar School Nicosia, 4.0 km from the University of Nicosia, 4.5 km from European University Cyprus, 5.0 km from Makario Stadium and approximately 6.5 km from Nicosia City Centre.
Combining a desirable residential zoning designation, generous development parameters and an excellent location, this property represents a superb investment opportunity in one of Nicosia's most popular residential areas.
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: **7**

Area

Plot Area: **514m²**