

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 514m²

For Sale : **€ 200,000**

Description
High-Yield Residential Plot in Agios Nikolaos, Lakatameia – Strategic Acquisition for High-Value Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a premium land asset in the established area of Agios Nikolaos, this 514 sqm residential corner building plot offers the perfect blank canvas. Buying land in this high-demand and highly accessible neighborhood provides the ultimate freedom to bring a modern architectural vision to life, benefited by a strategic corner location that guarantees long-term value and enhanced architectural flexibility. This site is a high-yield investment opportunity specifically suited for those who prioritize strategic acquisition and high-value residential development in a serene urban environment.

Strategic Development and Yield Potential

Boasting a prime position within the desirable Πα9 residential planning zone, this property is primed for immediate construction. With a 120% building density and 70% coverage ratio, the land offers fantastic versatility: it is ideally suited for a high-yield development, specifically a spacious modern detached family residence, a duplex, or a sophisticated small-scale residential project. The zoning allows for a clear path for those looking to capitalize on the high demand for quality housing and maximize ROI for developers in a flourishing residential hub. The structural allowance for two floors up to a height of 7 meters ensures a well-proportioned and attractive residential design on a 514 sqm corner surface.

Property Type: Residential Corner Plot
Location: Agios Nikolaos, Lakatameia, Nicosia
Plot Area: 514 sqm
Planning Zone: Πα9 (Residential)
Building Density: 120% (Focus on high-yield development and strategic acquisition)
Cover Factor: 70%
Structural Allowance: 2 Floors / 7m Height
Infrastructure: Corner plot with registered road access and planned connectivity to all public utilities
Legal Status: Title deed available
Cyprus real estate investment: High-yield potential for an apartment complex or high-value residential project

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium pocket of Lakatameia, this plot offers a rare balance of residential tranquility and extreme connectivity. You are just a short drive from major retail centers and the city's main transit arteries, making it an area highly attractive to quality tenants and families. 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 residential area known for its community feel and growing value.
Land for sale near Agios Nikolaos Church: Situated within a 2-minute drive of the historic and central landmark of the district.
Lakatameia City Hall: Reachable within a short 2-minute drive, providing rapid access to the district's primary administrative center.
Lidl Supermarket Lakatameia: Located just 3 minutes away, ensuring proximity to major retail and daily shopping needs.
Archbishop Makarios III Avenue: Positioned within 1 minute, offering immediate access to one of the area's most active commercial and transit corridors.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this high-density residential corner plot in Agios Nikolaos 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 residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 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: **Residential**

Height: **7**

Area

Plot Area: **514m²**

Gallery

