

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 540m²

For Sale : **€ 139,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Exceptional Residential Plot!
Located in a quiet and rapidly expanding residential area near Lakatamia and Tseri, this premium residential plot offers a fantastic opportunity! It represents a highly valuable, functional asset for families or individuals looking to design and build their perfect custom everyday home away from the busy city center! Best of all, this purchase is completely exempt from VAT, saving you significant costs upfront!
Powerful Development Potential
This remarkable property features a highly advantageous Kα7 residential planning zone, granting a solid 80% building density and a 45% coverage factor! With allowances for up to 2 floors and a maximum height of 10 meters, it provides the ultimate foundation to design and construct a beautiful two-story architectural project with plenty of room left over for spacious landscaped gardens, a private pool, or outdoor entertaining areas!
Key Property Features
Property Type: Residential Plot
Tax Benefit: NO VAT!
Planning Zone: Kα7 (100% Residential)
Building Density: 80%
Coverage Ratio: 45%
Max Floors: 2 Floors
Max Height: 10 meters
Nearby Landmarks
Conveniently located for a peaceful yet well-connected lifestyle, this exceptional plot is exceptionally well-positioned! Future residents will enjoy immediate access to:
The vibrant commercial centers of Lakatamia and Tseri!
Major local supermarkets, traditional bakeries, and essential daily services right in the neighborhood!
Beautiful local parks and open green spaces for outdoor exercise and family walks!
Excellent local schools and educational institutions!
Highly efficient and straightforward access directly into the Nicosia city center and the main highway network!
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: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **540m²**