

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

For Sale : **€ 185,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Prime Land Development in Lakatameia!
Located in the vibrant and rapidly developing traditional core of Lakatameia, Nicosia, this premium 514 sq.m. plot offers an absolutely exceptional opportunity! It represents a highly valuable and functional asset for developers, investors, or families looking to construct a fantastic residential or mixed-use project right in the heart of a highly sought-after neighborhood!
Powerful Development Potential
This remarkable property features a highly advantageous Πα9 planning zone, granting a powerful 120% building density and an expansive 70% coverage factor! With allowances for up to 2 floors and a maximum height of 7 meters, it provides the ultimate foundation to design and construct a substantial architectural project, making the most out of the generous plot size! The 514 sq. m. area ensures optimal space for an impressive building footprint alongside essential parking facilities or private courtyard areas to strictly maximize your investment!
Key Property Features
Property Type: Plot
Plot Area: 514 sq. m.
Planning Zone: Πα9 (Core / Continuous Zone)
Building Density: 120%
Coverage Ratio: 70%
Max Floors: 2 Floors
Max Height: 7 meters
Nearby Landmarks
Conveniently located for a vibrant and highly active urban routine, this exceptional plot is exceptionally well-positioned in Lakatameia! Future residents or tenants will enjoy immediate access to:
The vibrant commercial center of Lakatameia with premium retail shops, cafes, and restaurants!
Top-tier local supermarkets, traditional bakeries, and essential daily services right in the neighborhood!
The Pedieos River Linear Park for a relaxing outdoor walk or exercise!
Lakatameia Municipal Amphitheatre and surrounding cultural spots!
Excellent local public and private schools!
Highly efficient and straightforward access to the Nicosia city center and surrounding suburbs!
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: **7**

Area

Plot Area: **514m²**