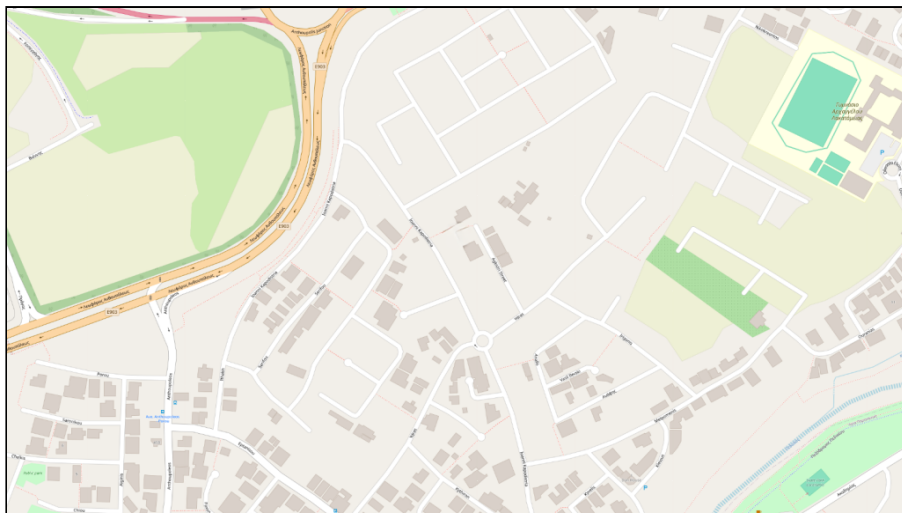




For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 523m²

PANO TERATSIA, ARGHAGGELOS-ANTHOUPOLI,
LAKATAMEIA, NICOSIA, REG: 0/16297

For Sale : **€ 210,000**

Description

For Sale Prime Residential Plot In Lakatameia, Nicosia

Modern Urban Living in a Prime Nicosia District

Located in one of Lakatameia's most serene and established residential pockets, this exceptional 523 sq.m. plot offers a sophisticated, highly practical, and accessible lifestyle. The property represents a top-tier residential proposal and a solid, highly functional asset, ideal for families looking to build their forever home or developers seeking a high-value project in a demand-heavy area. Its strategic location ensures essential daily practicality, providing a secure investment choice in a quiet neighborhood that perfectly balances suburban tranquility with rapid access to the metropolitan heart of Nicosia.

Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. Falling within the Residential Planning Zone Ka8, the plot serves your daily routine perfectly with its level topography and direct access to a registered public road. It is flawlessly positioned offering premium modern prospects, featuring a building density of 60% and a coverage factor of 35%, allowing for a bespoke architectural design with ample space for private gardens and outdoor wellness areas, creating an emotionally rejuvenating living environment tailored to modern standards.

Extensive Property Features

Property Type: Residential Plot

Location: Lakatameia, Nicosia

Plot Area: 523 sq.m.

Planning Zone: Ka8 (Residential 100%)

Building Density: 60%

Coverage Factor: 0%

Access: Directly attached to a registered public road

Infrastructure: Full connectivity to water, electricity, and telecommunications networks

Shape: Regular shape allowing for efficient architectural planning

Investment Value: High-demand residential zone with steady appreciation

Legal Status: Title Deed available for immediate transfer

Nearby Landmarks & Amenities

In a convenient location for a vibrant urban routine in Lakatameia, the plot is surrounded by top-tier infrastructure:

Lakatameia Health Center: Immediate proximity for healthcare services and peace of mind.

Pediaios Linear Park: A nearby green lung for wellness activities, jogging, and nature walks along the river.

Lidl Lakatameias: Your primary shopping destination accessible in just 4 minutes for your daily routine.

Lakatameia Municipal Swimming Pool: Located just 3 minutes away, providing essential daily practicality for fitness.

Nicosia Mall: Reachable within 8 minutes, providing rapid access to the district's premier shopping and entertainment.

St. George Church (Agios Georgios): A historic community landmark situated nearby.

Private & Public Schools: Strategic proximity to various educational institutions within a 2-5km radius.

AlphaMega Hypermarket: Located within a 5-minute drive, ensuring your essential daily practicality.

Athalassa National Park: Accessible via a 12-minute drive for weekend wellness and outdoor recreation.

Strovolos Industrial Area: A 10-minute drive away, ideal for professionals working nearby.

Gyms & Wellness Centers: Multiple fitness facilities within the immediate area for your daily routine.

Local Bakeries & Cafes: Traditional bakeries and modern cafes within walking distance for daily convenience.

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**



Area

Plot Area: **523m²**