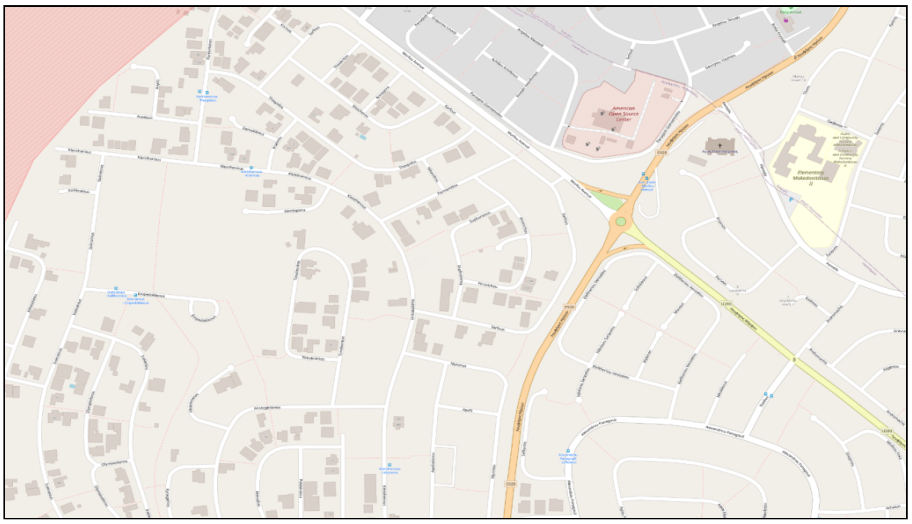


For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 644m²

For Sale : **€ 210,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Modern Urban Living in a Prime Nicosia District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional residential plot located in a quiet, high-demand neighborhood of Lakatamia. This property represents a top-tier residential proposal and a solid, highly functional asset , offering a unique investment opportunity for those looking to build their dream home at a fraction of the typical market cost. Its strategic location ensures essential daily practicality, providing a secure investment choice in a rapidly developing area known for its family-friendly atmosphere and excellent connectivity to the city center and the highway.
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 Kα7, the plot serves your daily routine perfectly with a building density of 80% and a coverage factor of 45%, allowing for a two-story building. The plot is uniquely priced at €210,000—significantly lower than comparable plots in the area—due to its 2-meter downhill slope. This price already accounts for the calculated costs of necessary land filling and the construction of a retaining wall. It is flawlessly positioned offering premium modern prospects, and most importantly, it is not subject to VAT, representing a massive saving for the buyer.
Extensive Property Features
Property Type: Residential Plot
Location: Lakatamia, Nicosia
Price: €210,000 (No VAT)
Planning Zone: Kα7 (Residential 100%)
Building Density: 80%
Coverage Factor: 45%
Max Floors: 2 Storeys
Topography: 2m Downhill slope (Price adjusted for filling/retaining wall costs)
Infrastructure: Full access to registered public road and utility services
Investment Value: Lowest priced plot in the immediate vicinity
Savings: No additional VAT applicable to the purchase price
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Nicosia, the plot is surrounded by top-tier infrastructure:
Lakatamia Municipal Amphitheatre: Located just 1.2 km away, providing a cultural landmark for your daily routine.
Pediaios Linear Park: A nearby green lung for wellness activities and nature escapes situated within 1.5 km.
Nicosia Mall: Reachable in a 10-minute drive, offering the district's premier shopping and entertainment.
AlphaMega & Lidl Lakatamia: Your primary shopping destinations accessible within 1.8 km for daily practicality.
St. George’s Primary School: Strategic proximity at 0.8 km for families seeking quality education.
Lakatamia Health Center: An essential administrative and medical landmark located 2 km away.
Gyms & Wellness Centers: Several modern fitness facilities located within a 1 km radius.
Anthoupolis Highway Interchange: Strategic connectivity just 3 km away for island-wide travel.
Agios Chrysostomos Church: A historic community landmark situated just 0.6 km from the property.
Lakatamia Police Station: Ensuring safety and peace of mind, located only 1.4 km away.
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: **644m²**