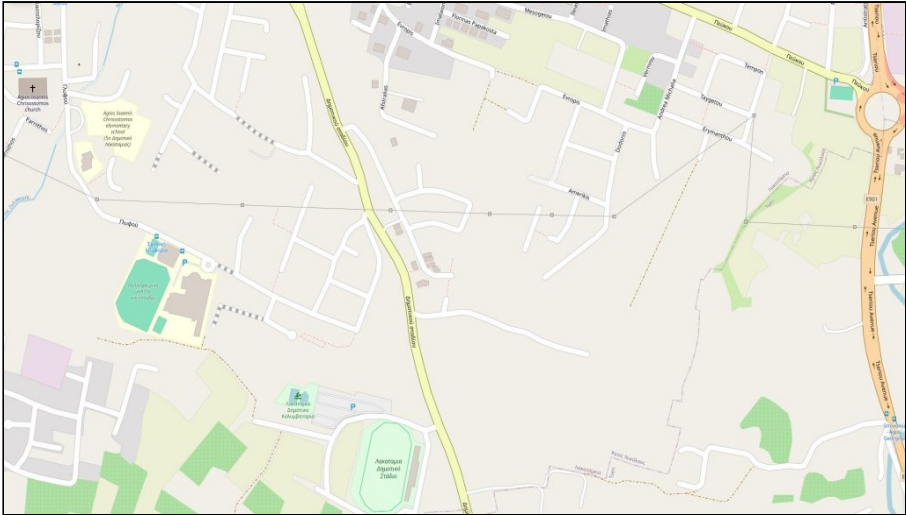




For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 639m²

PLOT 5, PEFKOS, AGIOS NIKOLAOS, LAKATAMEIA,
NICOSIA, REG. 6/204

For Sale : **€ 150,000**

Description

For Sale: Underdivision 639 sq.m. Residential Plot – Lakatameia, Nicosia

Modern Urban Living in a Prime Nicosia District

Discover a wonderful opportunity to build your future home in a newly developed residential subdivision in Lakatameia. This 639 sq.m. plot offers a highly practical and accessible lifestyle, perfect for those seeking a fresh start in a modern, organized neighborhood. Representing a solid and highly functional asset in 2026, this property is situated in a quiet area that provides a peaceful domestic atmosphere while ensuring you remain connected to the essential services of the capital. Its strategic position offers an emotionally rejuvenating environment, ideal for families looking for a safe and contemporary community.

Functional Layout & High-Value Residential Features

This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum potential. Falling within the Kα8 Residential Zone, the plot serves your daily routine perfectly with a 60% building density and 35% coverage factor. As part of a professional plot division, the land is ready for development, allowing for a two-story building with a maximum height of 10 meters. This generous area provides an ideal canvas for a modern residence with spacious outdoor gardens and wellness areas. This location ensures a healthy and sustainable Mediterranean lifestyle in one of Nicosia’s most popular residential hubs.

Extensive Property Features

Property Type: Residential Plot (New Subdivision)

Location: Lakatameia, Nicosia

Plot Area: 639 sq.m.

Planning Zone: Kα8 (Residential)

Building Density: 60%

Coverage Factor: 35%

Max Floors: 2 Storeys

Max Height: 10 Meters

Infrastructure: Modern road access and utility provisions included

Topography: Level ground ready for immediate construction

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:

Pediaios Linear Park: Located just 1.4 km away, providing essential daily practicality for wellness and walking.

St. Nicholas Church: A major local landmark reachable in just 0.8 km.

Lakatameia Municipal Hall: Strategic proximity at 1.9 km for administrative services.

AlphaMega Lakatameia: Your primary shopping destination accessible for your daily routine within 2.2 km.

Lakatameia Airfield Area: A nearby landmark for open space and fresh air situated within 1.5 km.

Agios Ioannis Chrysostomos Lyceum: Reachable in a short 4-minute drive (1.7 km).

Nicosia Mall: Strategic proximity at 5.8 km for premier retail and dining.

Health Center Lakatameia: Accessible within 2.5 km for healthcare and peace of mind.

Sporting Club Bank of Cyprus: A nearby landmark for social activities situated within 4.5 km.

Nicosia City Center: Located 9.5 km away, offering full access to the capital's services.

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**

Unit Number: **PLOT 5**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **639m²**