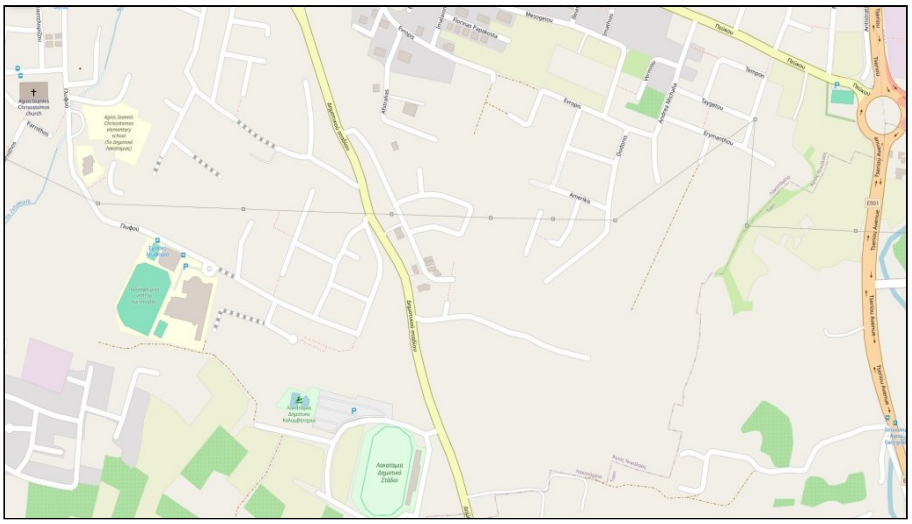


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 639m²

For Sale : **€ 150,000**

Description
For Sale: Underdevision 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 Κα8 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: Κα8 (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**