

For Sale, Land, Field, Nicosia, Lakatameia, Agios Nikolaos, 3,376m²

For Sale : **€ 540,000**

Description
For Sale Residential Land In Lakatameia, Nicosia
An exceptional residential development opportunity is available in the highly sought-after municipality of Lakatameia, Nicosia. Extending to 3,376 sq.m., this strategically positioned land enjoys frontage on three registered roads, offering outstanding accessibility, flexibility in planning, and significant development potential. Located within a well-established residential area that continues to experience strong demand, the property represents an attractive proposition for developers, investors, and landowners seeking to maximize returns in one of Nicosia's most dynamic residential districts.
The land falls within two residential planning zones, with approximately 32% of the property located within the Kα5 zone and the remaining 68% within the Kα6 zone. The Kα5 portion benefits from a building density of 100% and permits development of up to three floors, while the Kα6 portion allows a building density of 90% and development of up to two floors. Based on a potential subdivision scenario and after accounting for approximately 35% of the land area for infrastructure and road requirements, the property offers an estimated total buildable area of approximately 2,045 sq.m., making it suitable for a unified residential development or the creation of multiple residential plots. The extensive frontage of approximately 124 metres further enhances the development possibilities and overall value of the asset.
The property is located in a prime residential area of Lakatameia and enjoys excellent access to key amenities and services. It is situated approximately 1 km from the Pedieos Linear Park, around 1.5 km from Jumbo Lakatameia, approximately 2 km from the Lakatameia Airfield area, around 2.5 km from supermarkets and daily amenities, approximately 4 km from Nicosia Mall, and about 7 km from Nicosia city centre. Its strategic location provides easy connectivity to the capital's commercial districts, schools, healthcare facilities, and major road networks, making it an ideal investment for residential development.
If you are interested in exploring more opportunities in the area, you can browse our complete portfolio of residential land for sale in Nicosia through our website by clicking the link below:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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: **Field**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **3,376m²**