

For Sale, Land, Field, Nicosia, Lakatameia, Agia Paraskevi, 1,146m²

For Sale : **€ 260,000**

Description
For Sale Residential Land In Agia Paraskevi, Lakatameia, Nicosia.
An excellent opportunity to acquire a corner residential field in the highly sought-after area of Agia Paraskevi, Lakatameia, Nicosia. With a total land area of 1,146 m², this property offers outstanding development potential, making it an ideal choice for developers, investors and private buyers seeking a valuable residential asset in one of the capital's fastest-growing residential districts.
The property falls entirely within the Πα9 Residential Planning Zone, benefiting from a 120% building density, 70% coverage factor, permission for development of up to 2 storeys, and a maximum building height of 7 metres. These highly favourable planning parameters provide excellent flexibility for the construction of modern residential developments, family homes or investment projects.
A key feature of the property is its corner position with frontage on a registered public road, offering excellent accessibility, enhanced visibility and increased development value. The strategic location provides easy access to all necessary infrastructure and utility services, facilitating a smooth development process.
Situated in one of Nicosia's most popular residential areas, the property enjoys immediate access to a wide range of amenities and services. Lakatameia combines a peaceful residential environment with excellent connectivity to Nicosia city centre and the wider road network.
The property is situated approximately 0.8 km from Agia Paraskevi Primary School, 1.5 km from Lakatameia Municipal Centre, 2.0 km from Manglis Lake Park, 3.5 km from Nicosia Mall, 4.2 km from the Archangelos Roundabout, 5.5 km from the Cyprus Expo Grounds, 6.8 km from the University of Nicosia and approximately 8.5 km from Nicosia City Centre.
Combining a prime corner location, excellent development coefficients and strong accessibility, this property represents an outstanding investment opportunity in one of Nicosia's most established and rapidly developing residential areas.
To discover more options in this area, you can browse our complete portfolio of residential land for sale in Nicosia directly from our website by clicking the following link:
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: **7**

Area

Plot Area: **1,146m²**

Further Details

Corner Plot