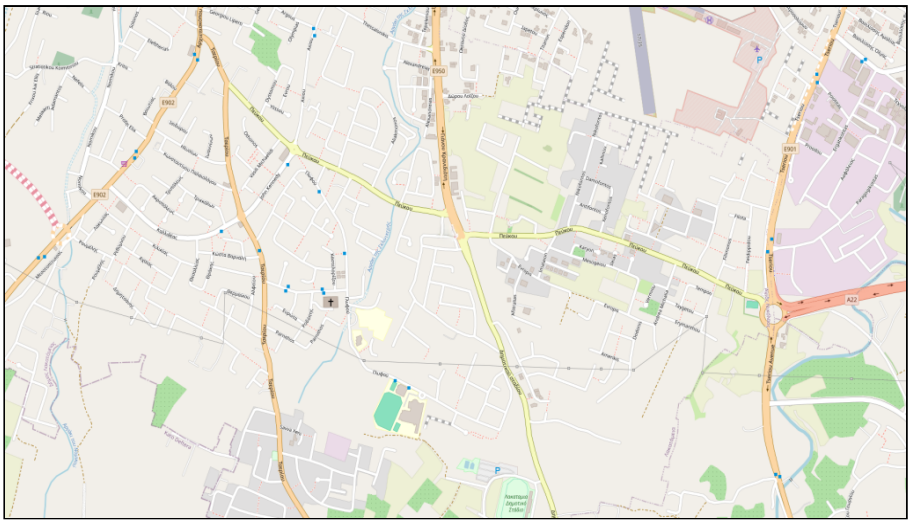

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 560m²

For Sale : **€ 150,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Strategic Land Investment in Lakatameia
Experience an exceptional and highly practical residential opportunity with this premium residential plot, strategically located in the high-potential and rapidly growing district of Lakatameia, Nicosia. This property represents a top-tier land proposal, offering a solid, high-value, and highly functional asset for contemporary residential development or long-term strategic holding. Designed for individuals, families, or developers who demand the perfect balance of suburban peace, privacy, and seamless access to the capital, the plot stands as an ideal canvas for construction. Its strategic position ensures a smooth daily routine, making it a secure choice in one of the district's most family-friendly, established, and well-connected premium residential communities.
Development Potential & High-Value Residential Features
The property features a comfortable, level, and highly efficient development space, meticulously matching rigorous contemporary urban standards. Characterized by excellent planning metrics, the plot offers a building density of 80% and a coverage factor of 45%, allowing for the construction of a spacious 2-storey residential building with a maximum height of 10 meters. This premium plot benefits significantly from being situated on a registered public road, ensuring immediate planning permission readiness and hassle-free utility connections. Whether designing a luxury custom family villa or a selective low-rise residential development, this plot ensures a highly practical investment environment with immediate access to necessary regional infrastructure.
Extensive Property Features
Property Type: Residential Plot
Location: Lakatameia, Nicosia
Building Density: 80%
Coverage Factor: 45%
Maximum Floors: 2 Storeys
Maximum Height: 10 meters
Road Access: Directly Connected to a Registered Road
Infrastructure: Ready for immediate connection to water, electricity, and telecommunication networks
Suitable For: Ideal for families looking to build a custom home, contractors, or developers seeking a high-yield residential project in a premium neighborhood
Nearby Landmarks & Amenities
In a convenient location for a vibrant routine in the Lakatameia and wider Nicosia region, the property is supported by essential infrastructure and prominent landmarks.
The Linear Park of Pedieos River is a world-renowned green landmark featuring extensive walking and cycling paths nearby.
Lakatameia Municipal Hall is a central local civic and administrative destination situated within the heart of the community.
The Lakatameia Airfield Area is a prominent historical and open-space local landmark situated within the wider district.
Nicosia Mall is a primary commercial, retail, and entertainment destination offering comprehensive shopping facilities a short drive away.
The Lakatameia Health Centre is a vital regional medical facility providing essential healthcare services a short distance away.
St. Chrysostomos Church is a prominent local religious, cultural, and historical monument within the neighborhood.
The Nicosia-Limassol Highway Interchanges are easily accessible national transport arteries for seamless cross-district commuting.
Nicosia City Center is the capital's primary professional, cultural, and shopping destination reachable via standard provincial transport routes.
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: **560m²**