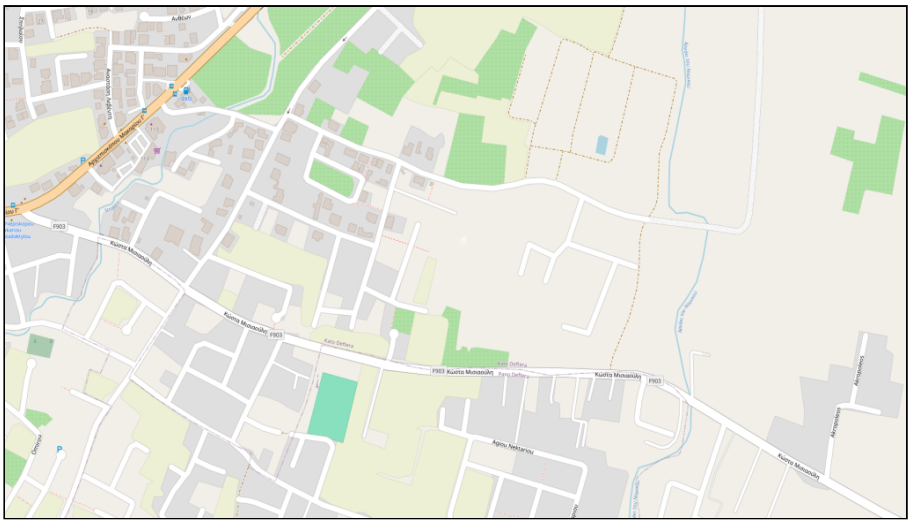

For Sale, Land, Plot, Nicosia, Deftera Kato, 674m²

For Sale : **€ 138,000**

Description
For Sale Residential Plot In Kato Deftera,Nicosia
Strategic Land Investment in Kato Deftera
Experience an exceptional and highly practical residential opportunity with this premium residential plot, strategically located in the high-potential and beautifully expanding district of Kato Deftera, 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 peaceful suburban charm, open natural surroundings, and reliable proximity to the capital's core infrastructure, the plot stands as an ideal canvas for custom construction. Its strategic position ensures a smooth daily routine, making it a secure choice in one of Nicosia's most rapidly growing and well-connected peripheral residential zones.
Development Potential & High-Value Residential Features
The property features a comfortable, well-proportioned development space, meticulously matching contemporary urban standards, spanning a total area of 674 square meters. Characterized by excellent planning metrics, the plot offers a building density of 60% and a coverage factor of 35%, allowing for the construction of a beautiful 2-storey residential building with a maximum height of 8.3 meters. Whether designing a luxury custom-built family villa, a modern split-level residence, or a selective low-rise residential project, this plot ensures an exceptionally profitable, private, and practical investment environment with immediate access to necessary regional infrastructure networks.
Extensive Property Features
Property Type: Residential Plot
Location: Kato Deftera, Nicosia
Total Land Area: 674 m²
Building Density: 60%
Coverage Factor: 35%
Maximum Floors: 2 Storeys
Maximum Height: 8.3 meters
Infrastructure: Ready for immediate connection to water, electricity, and telecommunication networks
Suitable For: Perfect for individuals looking to build a custom dream home or contractors targeting high-demand, low-density suburban residential assets
Nearby Landmarks & Amenities
In a convenient location for a quality lifestyle routine in the Deftera and wider Nicosia region, the property is supported by essential local infrastructure.
The Historic Church of Panagia Chrysoiiniotissa is a prominent local religious, cultural, and historical landmark situated within the area.
The Linear Park of Pedieos River is a world-renowned green landmark featuring extensive walking and cycling paths accessible within the district.
The Deftera Commercial Core is a primary local hub providing immediate access to major supermarkets, pharmacy networks, bakeries, and local cafes.
The New Nicosia Perimetrical Highway (A11) is a major newly developed national transit node providing immediate cross-district connectivity.
The Lakatameia Health Centre is a vital regional medical facility providing core healthcare services a short distance away.
Nicosia Mall is a high-profile commercial, retail, and entertainment destination offering comprehensive shopping facilities a short drive away.
Grammar School Nicosia is a highly prestigious private English-language secondary educational institution located nearby.
Nicosia City Center is the capital's primary professional, cultural, and shopping core reachable within a comfortable drive.
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: **33**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **674m²**

Gallery


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