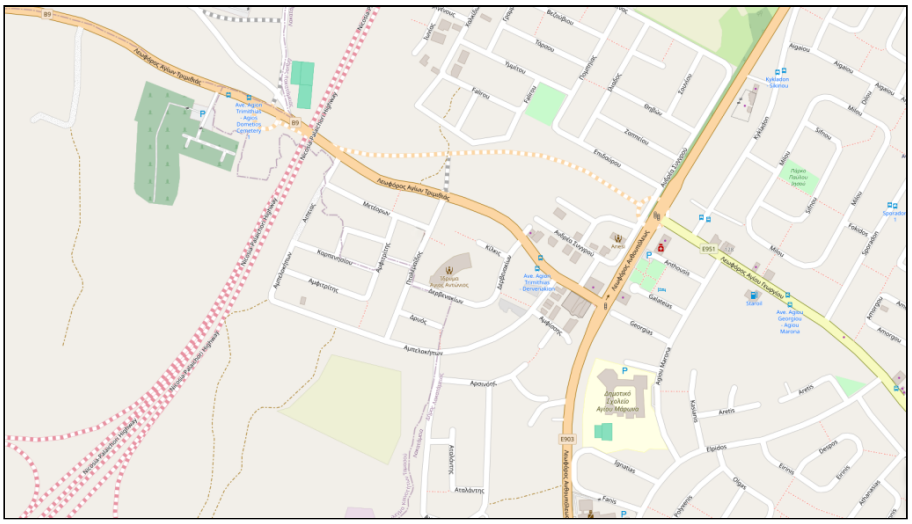


For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 539m²

For Sale : **€ 220,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Strategic Land Investment in Lakatameia
Experience an exceptional and highly practical real estate opportunity with this premium residential corner plot, strategically located in a high-potential, rapidly growing, and beautifully connected neighborhood in Lakatameia, Nicosia. This property represents a top-tier land proposal, offering a solid, high-value, and highly functional asset for custom residential development or long-term strategic holding. Arriving with a generous total area of 539 square meters, the plot is masterfully positioned as a corner property, granting enhanced architectural flexibility, increased privacy, and dual frontage. Designed for individuals, families, or contractors who demand the perfect balance of a peaceful suburban setting, expansive building freedom, and direct road connectivity to the capital city, this asset stands as an ideal canvas. Its strategic position ensures a seamless daily routine, making it a secure choice in one of Lakatameia's most established and well-connected premium residential zones.
Development Potential & High-Value Residential Features
The property features an outstanding development space spanning 539 square meters, meticulously matching rigorous contemporary urban planning standards, optimized for premium family residences or low-rise developments. Falling 100% within the highly sought-after Κα6 Residential Planning Zone, the plot is favored by an excellent building density factor of 90% and a coverage factor of 50%. According to its official zoning metrics, it allows for the construction of a substantial residential structure spanning up to 2 storeys with a maximum structural height allowance of 10 meters. A key premium feature of this plot is its position as a corner lot with direct access onto a fully registered public road network, ensuring immediate planning permission pathways, dual entry options, and seamless infrastructural integration for water, electricity, and telecommunication networks.
Extensive Property Features
Property Type: Residential Plot
Location: Lakatameia, Nicosia
Total Land Area: 539 Square Meters
Planning Zone: Κα6 (Residential Zone - 100%)
Building Density: 90%
Coverage Factor: 50%
Maximum Floors: 2 Storeys
Maximum Height: 10 meters
Plot Configuration: Corner Plot (Dual road frontage and enhanced design flexibility)
Road Access: Frontage onto a officially Registered Public Road (Immediate development ready)
Infrastructure: Ready for immediate connection to water, electricity, and telecommunication networks
Suitable For: Perfect for private buyers seeking to build an expansive luxury custom family home with gardens, or developers looking to construct high-demand residential townhouses or low-rise apartment blocks in a highly sought-after capital district
Nearby Landmarks & Amenities
In a convenient location for a vibrant routine in the Lakatameia and wider central Nicosia area, the property is supported by essential local infrastructure, schools, and prominent retail hubs.
The Lakatameia Municipal Amphitheatre is a prominent local cultural and community landmark situated within the immediate network.
The Pedieos River Linear Park is a major natural and environmental green landmark offering extensive walking paths, bicycle lanes, and outdoor recreation nearby.
The Mall of Cyprus & Nicosia General Hospital are primary commercial and medical destinations easily accessible within a short driving distance.
Archangelos Michael Monastery is a highly historic cultural and religious landmark situated within the wider district.
Tseriou Avenue Commercial Node is a primary commercial artery providing immediate access to major supermarkets, retail shops, bakeries, and cafes.
Strovolos Industrial and Commercial Zone provides quick connectivity for major corporate networks, banking centers, and professional service nodes.
Agios Ioannis Chrysostomos Church is the central local civic and community landmark situated nearby.
Nicosia City Center (Eleftheria Square) is the capital's primary professional, cultural, and shopping core, reachable within a straightforward and comfortable 10 to 15-minute drive.
To discover more options in this area, you can browse our complete portfolio of 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: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **539m²**

Further Details

Corner Plot