



For Sale, Land, Field, Nicosia, Deftera Kato, 1,293m²

(ID:PR44897), REG. 4/372, KATO DEFTERA, NICOSIA

For Sale : **€ 90,000**

Description

Residential Field Share for Sale in Kato Deftera, Nicosia District

Discover an excellent real estate investment opportunity in one of the growing residential areas of Nicosia District. This property in Kato Deftera combines a strategic location, excellent accessibility, and strong development potential, making it an ideal choice for both private buyers and investors.

Available for sale is the northeast 1/3 share of a residential field, corresponding to approximately 1,293 m². The property is situated approximately 1.5 km east of the community center and only 65 meters south of the Kato Deftera-Tseri connecting road.

The field has an irregular shape and a flat surface, while benefiting from a southeast-facing orientation. In addition, it enjoys an impressive frontage of approximately 115 meters on a public registered road, providing excellent accessibility and enhanced development potential.

The property falls within the Residential Zone H3 with a building density coefficient of 60%, offering excellent opportunities for residential development or long-term investment in Cyprus real estate.

It should be noted that, according to the Distribution Agreement, the share available for sale corresponds to the northeast section of the parcel (Section No. 2 - Red Colour), providing clear identification of the area included in the sale.

Kato Deftera continues to experience residential growth and development, while offering convenient access to Nicosia and surrounding areas, making this property an attractive option for both development and investment purposes.

Do not miss this exceptional opportunity.

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: **8**

Area

Plot Area: **1,293m²**



Gallery

