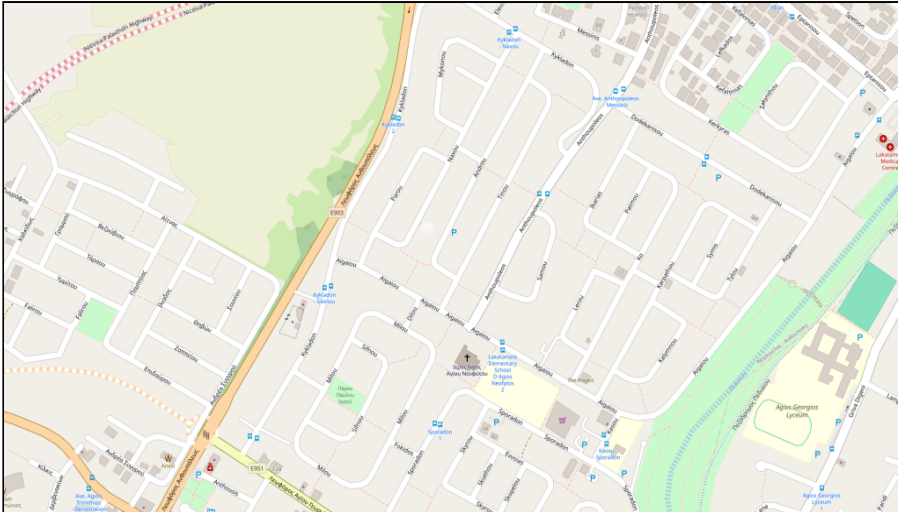




For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 289m²

MANTRA TOU AGA (ANTHOUPOLIS),
ARXAGGELOS-ANTHUOYPOLI, LAKATAMEIA,
NICOSIA, REG:0/16899

For Sale : **€ 80,000**

Description

For Sale Residential Plot In Lakatameia, Nicosia

Strategic Investment & Development Positioning in High-Growth Lakatameia

Unlock an exceptional development asset with this premium residential half-plot, strategically positioned within a quiet, modern, and rapidly expanding residential neighborhood in Lakatameia, Nicosia. This property represents a top-tier acquisition opportunity for private individuals looking to construct a bespoke custom family home, or smart developers aiming to capitalize on the region's steady residential growth and strong rental demand. Nestled within an orderly neighborhood canvas, this plot perfectly balances peaceful sub-urban living with direct, instantaneous proximity to major urban avenues, commercial districts, and crucial municipal infrastructure.

Excellent Architectural Parameters & High-Yield Technical Profiles

The plot exhibits clean architectural geometries and high-efficiency zoning metrics under the premium Kα6 residential planning zone (100%), rendering it ready for immediate design customization and structural optimization:

Total Plot Area: 289 sq.m. — Offering a highly versatile footprint perfectly proportioned for architectural efficiency and space maximization.

Maximum Building Density (Building Destiny): 90% — Allowing for significant interior square footage allocation across the planning layout.

Maximum Coverage Factor: 50% — Securing an excellent structural footprint while leaving ample room for private yards, landscaping, and outdoor verandas.

Structural Allowance: Maximum of 2 Floors with a total allowable structural height limit of 10 meters, perfectly suited for a premium modern villa or a multi-level duplex residence.

Complete Infrastructure Readiness & Legal Verification

Delivering a turnkey development baseline, the property bypasses long technical delays and is fully prepared for immediate building application pathways:

Road Infrastructure: The asset benefits from immediate access onto a fully completed, officially registered asphalt road, guaranteeing permanent legal, vehicular, and pedestrian connectivity.

Utility Ready: The site is situated within the fully serviced residential grid, ensuring immediate hookups to public electricity lines, high-capacity municipal water networks, and telecom systems.

Legal Framework: Clear boundaries and high structural readiness provide absolute peace of mind for a smooth transfer and expedited construction licensing.

Extensive Property Features

Property Type: Residential

Listing Type: Available For Sale

Location: Lakatameia, Nicosia

Total Plot Area: 289 sq.m.

Planning Zone: Kα6 (100% Residential Zone allocation)

Building Density : 90%

Coverage Factor: 50%

Maximum Floors Allowed: 2 Storeys Max

Maximum Structural Height: 10 Meters

Road Access: Registered Road Access fully complete

Nearby Landmarks & Amenities

Situated within a thriving, amenity-rich urban grid in Lakatameia, the plot enjoys rapid connectivity to essential consumer markets, recreational networks, and key transit points:

The Lakatameia Municipal Amphitheatre & Linear Park (Pediaios) are located in the broader surrounding network, offering exceptional green spaces for outdoor leisure, family cycling, and wellness routines.

Archbishop Makarios III Avenue & Tseriou Avenue are accessible within minutes, presenting an extensive layout of large international supermarkets, retail shops, popular bakeries, pharmacies, commercial banks, and local eateries.

Leading Private & Public Schools are situated within close proximity, rendering the location highly attractive for growing families prioritizing children's daily educational transit.

The Nicosia Mall & Anthoupolis Junction are reachable via rapid surrounding link roads, keeping major shopping, entertainment, and



department stores within easy reach.
The Inter-City Highway Network is easily accessible, ensuring seamless cross-district commuting towards Limassol, Larnaca, and the capital's central commercial core.
To discover more options in this area, you can browse our complete portfolio of plots 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
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 10
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Area

Plot Area: **289m²**