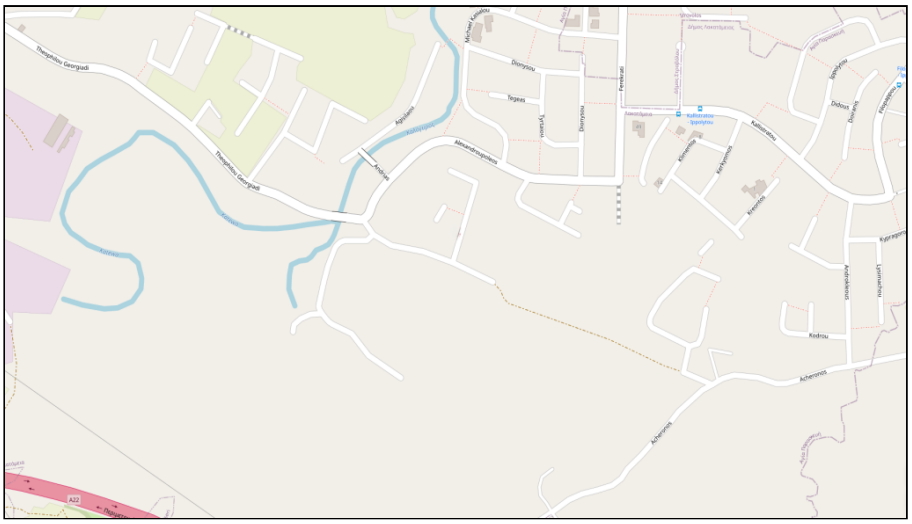

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 692m²

For Sale : **€ 169,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Strategic Investment & Development Positioning in Desirable Lakatameia
Unlock an outstanding development asset with this premium residential plot, strategically positioned within a tranquil, highly sought-after, and beautifully established residential neighborhood in Lakatameia, Nicosia. This property represents a top-tier acquisition opportunity, perfectly sized for private individuals wishing to construct an expansive, custom high-end luxury villa with spacious outdoor grounds, or smart developers looking to build a premium residential project. Nestled within an orderly neighborhood canvas, this plot harmoniously balances peaceful suburban privacy with rapid, convenient proximity to major urban avenues, elite schools, and essential commercial infrastructure.
Generous Planning Parameters & Low-Density Architectural Profile
The plot exhibits excellent square-shaped geometries and high-efficiency zoning metrics under a premium residential planning zone, rendering it ready for high-yield architectural design and spatial optimization:
Total Plot Area: 692 sq.m. — Offering a substantial, highly versatile footprint perfectly proportioned for maximum architectural creativity, generous indoor layouts, and extensive outdoor setups.
Maximum Building Density (Building Destiny): 60% — Allowing for a substantial and elegant interior square footage allocation distributed across the floors.
Maximum Coverage Factor: 35% — Securing a highly desirable low-coverage structural footprint, which guarantees expansive remaining space for private swimming pools, landscaped gardens, large barbecues, and open-air entertainment verandas.
Structural Allowance: Maximum of 2 Floors with a total allowable structural height limit of 10 meters, perfectly suited for a premium modern detached residence or a multi-level luxury estate.
Complete Infrastructure Readiness & Legal Verification
Delivering a turnkey development baseline, the property bypasses long technical or structural delays and is fully prepared for immediate building application pathways:
Road Infrastructure: The asset benefits from immediate frontage onto a fully completed, officially registered asphalt road, guaranteeing permanent legal, vehicular, and pedestrian connectivity.
Utility Ready: The site is fully integrated within the modern residential utility grid, ensuring immediate connection access to public electricity lines, high-capacity municipal water networks, and fiber-optic telecom systems.
Legal Framework: Clear boundaries, neat topography, and high structural readiness provide absolute peace of mind for a smooth transfer and expedited construction licensing.
Extensive Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Lakatameia, Nicosia
Total Plot Area: 692 sq.m.
Building Density : 60%
Coverage Factor: 35%
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 top-tier consumer markets, recreational networks, and key transport hubs:
The Pediaios Linear Park & Lakatameia Cycling Tracks are highly accessible within the broader surrounding network, offering exceptional green spaces for outdoor leisure, long walks, and wellness routines.
Tseriou Avenue & Spyrou Kyprianou Avenue are positioned just a short drive away, presenting an extensive layout of large international supermarkets, retail outlets, premium bakeries, pharmacies, commercial banks, and popular cafes.
The Sporting Club & Local Athletics Centers are located nearby, providing excellent recreational and sports facilities for families and fitness enthusiasts.
Leading Private & Public Schools are situated within close proximity, rendering the location highly attractive for growing families prioritizing children's daily educational transit and safety.
The A1 Highway Network & Nicosia Center Access are easily reachable via rapid surrounding link roads, keeping major commercial zones and neighboring cities within seamless driving distance.
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**
Unit Number: **004**
Website

Main Features

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

Area

Plot Area: **692m²**