



For Sale, Land, Field, Nicosia, Lakatameia, Anthoupolis, 4,662m²

MANDRES, ARCHAGGELOS-ANTHOUPOLI,
LAKATAMEIA, NICOSIA, REG:0/7529

For Sale : **€ 380,000**

Description

For Sale Residential Plot In Lakatameia, Nicosia

Strategic High-Scale Development Opportunity in Prime Lakatameia

Unlock an elite development milestone with this premium, expansive residential field, strategically located within a rapidly expanding, highly desirable residential zone in Lakatameia, Nicosia. Spanning an impressive and versatile footprint of 4,662 sq.m., this massive property represents a top-tier acquisition opportunity specifically tailored for prominent land developers, construction firms, or visionary investors. Positioned within a clean, orderly suburban fabric, this exceptional field perfectly bridges peaceful residential privacy with immediate, effortless access to essential commercial infrastructures, educational institutions, and primary transport channels.

Exceptional Planning Parameters & High-Density Structural Profiles

The property showcases highly efficient urban planning metrics under its designated residential planning framework, providing an optimal foundation for large-scale architectural concepts:

Total Field Area: 4,662 sq.m. — Delivering a substantial, highly flexible canvas ideal for the construction of a private luxury residential complex, an estate of detached family villas, or contemporary multi-level apartment developments.

Maximum Building Density (Building Destiny): 90% — Enabling a generous interior square footage allocation across the entire development, maximizing your gross buildable area and overall project profitability.

Maximum Coverage Factor: 50% — Striking a perfect structural equilibrium, which guarantees expansive remaining land for private roads, landscaped resident parks, communal swimming pools, and dedicated open-air parking facilities.

Structural Allowance: Maximum building height of 10 meters spanning 2 Storeys, perfectly suited for highly sought-after, low-rise luxury residential projects that maintain a premium neighborhood aesthetic.

Complete Infrastructure Readiness & Legal Access

Bypassing the costly delays and technical hurdles associated with land locked parcels, this field arrives fully optimized for immediate planning permission pathways:

Road Infrastructure: The asset benefits from expansive direct frontage onto an officially registered road, guaranteeing permanent legal, vehicular, and heavy machinery accessibility.

Utility Readiness: Located immediately within an active residential perimeter, ensuring straightforward, cost-effective connection pathways to public electricity grids, telecommunication lines, and municipal water networks.

Extensive Property Features

Property Type: High-Scale Residential Field

Listing Type: Available For Sale

Location: Lakatameia, Nicosia

Total Area: 4,662 sq.m.

Building Density : 90%

Coverage Factor: 50%

Maximum Floors Allowed: 2 Storeys

Maximum Structural Height: 10 Meters

Road Access: Direct Access via Registered Public Road

Nearby Landmarks & Amenities

Perfectly situated to support a vibrant, family-centric or corporate lifestyle, the field is supported by elite local services, retail infrastructure, and primary transit networks:

The Lakatameia Linear Park & Pedestrian Trails run through the broader region, offering beautiful natural green buffers for resident leisure, walking, and outdoor recreation.

Major Supermarkets & Retail Hubs (including local bakeries, commercial banks, private gyms, and pharmacies) are positioned within a 2-to-5-minute driving radius.

Private & Public Schools are highly accessible, making any future residential project on this site exceptionally attractive to young and growing families.

The Nicosia Mall & Kokkinotrimithia Commercial Corridors are within quick driving distance, hosting a comprehensive array of international retail brands, department stores, and entertainment.

The Troodos & Nicosia-Limassol Highway Links are seamlessly reachable, allowing swift cross-district commuting and direct transit to the capital's central business district.

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
----------------------------	--------------------------	-------------------------

Main Features

Property Subtype: Field	Town Planning Zone: Residential	Height: 10
--------------------------------	--	-------------------

Area

Plot Area: **4,662m²**