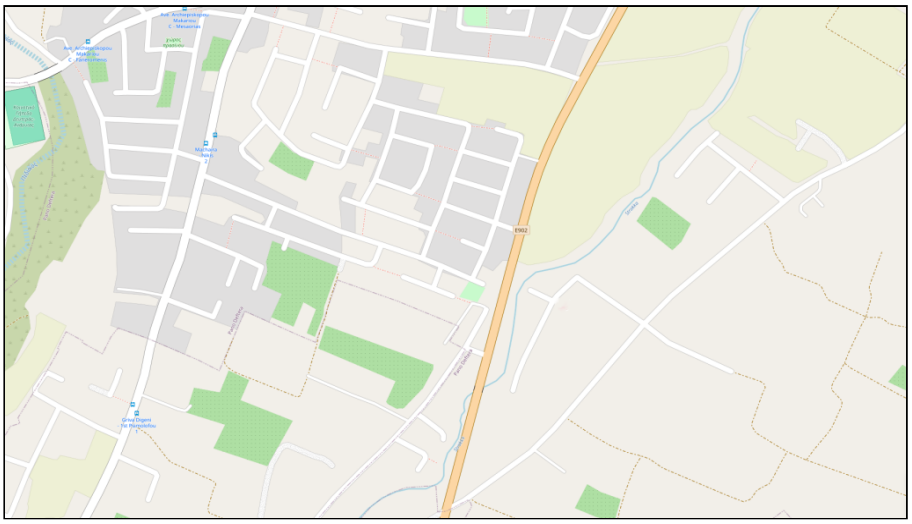

# For Sale, Land, Plot, Nicosia, Deftera Pano, 569m²

For Sale : **€ 86,000**

**Description**
Under-Division Residential Plot for Sale in Pano Deftera, Nicosia
Discover an excellent opportunity to acquire an under-division residential plot in the growing residential area of Pano Deftera, Nicosia District. Offering attractive planning characteristics and a strategic location, this property is ideal for building a modern family home or securing a valuable long-term real estate investment in Cyprus.
The property is situated approximately 130 meters east of Machaira Avenue and approximately 1 km south of the village centre of Pano Deftera, providing convenient access to Nicosia, the motorway, and all essential amenities.
The plot extends to 569 m² and will benefit from frontage on a registered public road upon completion of the subdivision works, ensuring excellent accessibility and strong future development potential.

The surronding area consists of undeveloped land parcels together with modern residential developments, creating a peaceful environment while remaining close to all essential amenities, including schools, supermarkets, shops, and everyday services.
The property falls within Residential Planning Zone H3, offering a 60% building density, 35% coverage ratio, permission for up to 2 storeys, and a maximum building height of 8.3 meters. These favourable planning characteristics make it ideal for the construction of a modern family residence or a small residential development.
The sale price is subject to VAT.
Pano Deftera is one of the most desirable residential communities close to Nicosia, combining peaceful suburban living with excellent connectivity and everyday convenience. This property represents an outstanding opportunity for both homeowners and investors seeking long-term value in Cyprus real estate.
Don't 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**
Unit Number: **PLOT 7**
Website

## Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

## Area

Plot Area: **569m²**