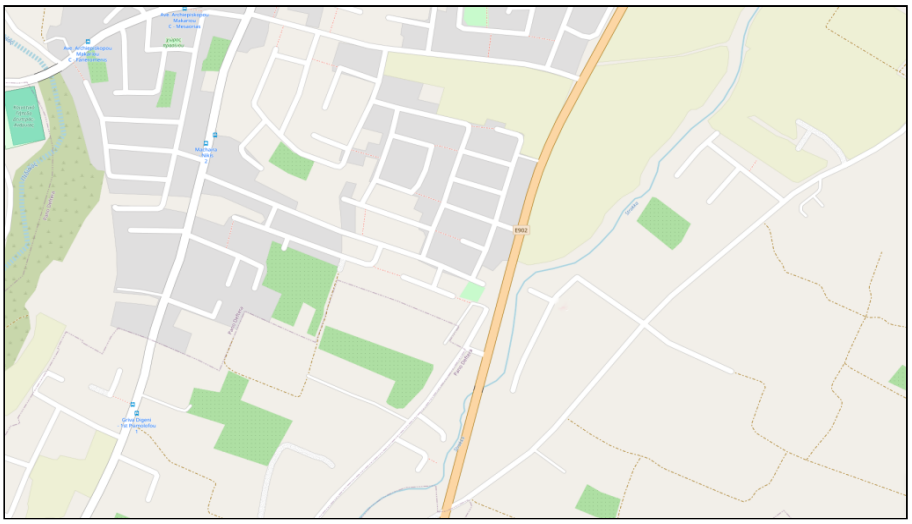


For Sale, Land, Plot, Nicosia, Deftera Pano, 537m²

For Sale : **€ 67,000**

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. This property offers an ideal setting for building a modern family home while also representing a valuable long-term real estate investment.
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 everyday amenities.
The plot extends to 537 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 surrounding area consists of undeveloped parcels together with modern residential developments, creating a peaceful neighbourhood while remaining close to schools, supermarkets, shops, and all essential 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, high-quality residence.
The sale price is subject to VAT.
Pano Deftera is one of Nicosia's most desirable suburban communities, offering the perfect balance between peaceful living and easy access to the capital. This property is an outstanding choice for both homebuyers 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 13**
Website

Main Features

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

Area

Plot Area: **537m²**