

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 586m²

For Sale : **€ 250,000**

Description
For Sale Residential Plot In Lakatameia, Nicosia
Discover an outstanding opportunity to acquire a residential plot in one of the most sought-after areas of Lakatameia, Nicosia. Offering an excellent location and strong development potential, this property is ideal for private homeowners, developers or investors looking to construct a modern residential project in an established neighbourhood with excellent infrastructure and easy access to the city.
The plot extends to 586m² and falls entirely within the Kα5 Residential Planning Zone (100%), allowing a 100% building density, 50% coverage factor, construction of up to 3 storeys, and a maximum building height of 13.5 metres. These favourable planning parameters provide excellent flexibility for the development of a spacious family residence or a residential building, subject to the relevant planning approvals.
The property benefits from registered road access, ensuring straightforward accessibility and adding significant value to future development. Additionally, there is an existing house on the plot designated for demolition, allowing purchasers to redevelop the site according to their own vision and requirements.
Located in a well-established residential area, the plot enjoys immediate access to schools, supermarkets, pharmacies, bakeries, parks and all essential amenities. Based on the property's coordinates, it is situated approximately 1.1 km from Nicosia Mall, 2.3 km from the Linear Park of Pedieos, 3.3 km from the Cyprus State Fair Grounds, 4.1 km from the University of Nicosia, and 6.3 km from Eleftheria Square, offering excellent connectivity to both the city centre and the wider Nicosia district.
Whether you are planning to build your dream home or undertake a residential development project, this property represents an excellent investment opportunity in one of Lakatameia's most desirable locations.
To discover more residential plots for sale in Nicosia, you can browse our complete portfolio directly through our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/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 for more information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **586m²**