

For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 607m²

For Sale : **€ 165,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Prime Residential Land Asset in Nicosia's High-Demand Suburban Growth Corridor
Secure an exceptional residential property asset with this prime plot for sale in the desirable, family-friendly municipality of Lakatameia, Nicosia. Spanning an expansive and highly practical total area of 607 sq.m. with a 100% allocation inside the official Kα6 Residential Planning Zone, this property represents an ideal development canvas. It stands as an absolute premier acquisition choice for private buyers looking to build a custom luxury family villa with a swimming pool and large garden, or smart developers seeking a high-yield plot for a modern two-storey residential project.
Official Planning Parameters & High-Yield Residential Zoning (Zone Kα6 100%)
Operating under high-density residential development zoning regulations, the plot offers substantial structural allowances:
Total Land Area: 607 sq.m. — An outstanding continuous footprint canvas providing total architectural freedom for custom residential layouts.
Planning Zoning: Kα6 (100% Residential Ratio) — Fully designated for modern residential development.
Maximum Building Density (Building Destiny): 90% — Yields a massive potential interior footprint of up to 546.3 sq.m. of gross buildable area across levels.
Maximum Coverage Factor: 50% — Allows for a large ground-floor foundation footprint of up to 303.5 sq.m., safely leaving 50% of the land open for landscaped gardens, private courtyards, covered verandas, or outdoor entertaining spaces.
Structural Thresholds: Officially permits structures up to 2 Storeys Max with a height clearance of 10 Meters.
Direct Infrastructure & Road Access
Registered Road Access: The property directly abuts a registered public road, providing immediate, legally sound, and hassle-free vehicular passage. This eliminates any right-of-way delays, ensuring straightforward building permit applications and instant connection to public utility networks (electricity, water, and high-speed telecommunications).
Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Lakatameia, Nicosia (Prime Residential Expansion Zone
Total Land Area: 607 sq.m.
Planning Zone: Zone Kα6 (100% Residential)
Building Density (Destiny): 90% (Up to 546.3 sq.m. gross interior build potential)
Coverage Factor: 50% (Up to 303.5 sq.m. ground floor coverage)
Maximum Structural Height: 10 Meters
Maximum Floors Allowed: 2 Storeys Max
Access Infrastructure: Frontage on Registered Public Road (Turn-Key Development Potential)
Nearby Landmarks & Amenities
Perfectly anchored within Lakatameia's prime residential matrix at these exact coordinates, the plot places an exceptional array of daily essentials and lifestyle hubs within rapid reach:
The Pedieos River Linear Park: Positioned close by, offering miles of lush green walking paths, running trails, and cycling routes through the heart of the municipality.
Primary Retail & High Street Avenues (Archiepiskopou Makariou III Avenue & Pefkou Street) are accessible in seconds, hosting major international supermarkets (such as Alphamega and Lidl), gourmet bakeries, pharmacies, private banks, and popular cafes.
Lakatameia Municipal Amphitheatre & Health Center: Located in the immediate vicinity, bringing local cultural events, community activities, and comprehensive healthcare services close to home.
Educational Facilities: Positioned within brief driving distance of local public primary and secondary schools, as well as private English academies (e.g., Pascal English School).
The Mall of Cyprus & Nicosia General Hospital: Reachable within a quick 8-to-10-minute commute via direct regional connector routes.
Fluid Highway Connectivity: Offers quick access to the Anthoupoli/Lakatameia highway junction, allowing effortless transit toward Troodos or main intercity highways linking Limassol and Larnaca.
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly through our website by clicking the following link:
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Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@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: **10**

Area

Plot Area: **607m²**

Further Details

Corner Plot