

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 759m²

For Sale : **€ 220,000**

Description
For Sale Residential Plot In Lakatameia,Nicosia
Generous Residential Plot with Excellent Frontage in Nicosia’s Suburban Corridor
Secure an outstanding residential land parcel with this spacious plot for sale in the desirable, family-friendly municipality of Lakatameia, Nicosia. Encompassing an expansive and highly functional total footprint of 759 sq.m. with a 100% allocation inside the official Kα8 Residential Planning Zone, this property balances peaceful suburban living with easy city access. Featuring an impressive frontage of 18.2 meters on a registered road, it stands as a premier acquisition choice for private buyers looking to build a large luxury residence with extensive private gardens, or developers seeking an ideal canvas for a custom residential project.
Official Planning Parameters & Generous Yield (Zone Kα8 100%)
Operating under official low-to-mid density residential planning regulations, the plot offers clear technical specifications:
Total Land Area: 759 sq.m. — A large, continuous canvas providing versatile architectural potential for expansive residential layouts.
Street Frontage: 18.2 Meters — Excellent double-width frontage allowing for flexible driveway options, grand facade designs, and easy construction access.
Planning Zoning: Kα8 (100% Residential Ratio) — Fully designated for modern residential development.
Maximum Building Density (Building Destiny): 60% — Yields a substantial potential gross interior build area of up to 455.4 sq.m. across levels.
Maximum Coverage Factor: 35% — Permits a foundational ground-floor footprint of up to 265.65 sq.m., leaving 65% of the land open for swimming pools, landscaped lawns, and outdoor verandas.
Structural Thresholds: Officially permits structures up to 2 Storeys Max with an extended height clearance of 10 Meters.
Direct Infrastructure & Road Access
Registered Road Access: Directly abuts a registered public road, providing immediate, legally sound, and hassle-free vehicular entry. This ensures straightforward building permit approvals and instant connection to public utilities (electricity, water, and telecommunications).
Property Features
Property Type: Residential Plot
Listing Type: Available For Sale
Location: Lakatameia, Nicosia
Total Land Area: 759 sq.m.
Street Frontage: 18.2 Meters
Planning Zone: Zone Kα8 (100% Residential)
Building Density (Destiny): 60% (Up to 455.4 sq.m. total interior build potential)
Coverage Factor: 35% (Up to 265.65 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 daily essential amenities 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.
Primary Retail & High Street Avenues (Archiepiskopou Makariou III Avenue & Pefkou Street) are accessible in seconds, hosting major international supermarkets (Alphamega, Lidl), gourmet bakeries, pharmacies, banks, and popular cafes.
Lakatameia Municipal Amphitheatre & Health Center: Located in the immediate vicinity, bringing cultural entertainment and community healthcare services close to home.
Educational Institutions: Situated within brief driving distance of local public primary and secondary schools, as well as private academies (such as Pascal English School).
The Mall of Cyprus & Nicosia General Hospital: Reachable within a quick 8-to-10-minute commute via direct connector avenues.
Fluid Highway Connectivity: Quick access onto the Anthoupoli/Lakatameia highway junction, allowing effortless transit toward Troodos or main intercity highways to 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:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/sort_by/website_listing_date/sort_direction/desc/
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: **759m²**