

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Mamas, 577m²

For Sale : **€ 250,000**

Description
For Sale Residential Plot in Lakatameia, Nicosia
G&P Lazarou Estate Agents presents this 577 m² residential plot for sale in Lakatameia, Nicosia, offering attractive development potential in an established residential area of the capital. With favourable planning characteristics and convenient access to everyday amenities, the property is an excellent option for individuals looking to build a private family residence or buyers seeking a land investment in Nicosia.
The plot falls entirely within Residential Planning Zone Kα8 (100%), providing a 60% building density and 35% coverage factor. These planning parameters allow for the development of up to 2 floors with a maximum permitted height of 10 metres, subject to the relevant planning regulations, permits and approvals.
With a total land area of 577 m², the property provides sufficient space for the development of a comfortable modern residence while potentially allowing for outdoor areas such as a garden, verandas and parking, depending on the final architectural design and applicable planning requirements.
Lakatameia is one of Nicosia's largest and most established residential areas, popular with families due to its accessibility and extensive range of services. The location provides convenient connections to Strovolos, Engomi, Anthoupolis and central Nicosia, as well as easy access to major roads leading towards other areas of the capital.
Schools, supermarkets, pharmacies, bakeries, cafés, restaurants, shops and other essential services are available throughout the surrounding area, adding to the property's appeal for future residential development.
Combining its 577 m² area, Kα8 residential zoning, 60% building density and 35% coverage, this plot represents an attractive opportunity to secure residential land in a well-established area of Nicosia.
Property Features
Residential Plot
Plot Area: 577 m²
Planning Zone: Kα8 (100%)
Building Density: 60%
Coverage Factor: 35%
Maximum Floors: 2
Maximum Height: 10 m
Suitable for Residential Development
Established Residential Area
Close to All Necessary Amenities
Nearby Areas & Amenities
Lakatameia amenities – easily accessible
Anthoupolis – nearby
Strovolos – within easy driving distance
Engomi – within easy driving distance
Nicosia City Centre – conveniently accessible
Schools, supermarkets, pharmacies, cafés, restaurants and everyday services – easily accessible
To discover more residential plots for sale in Nicosia, browse the G&P Lazarou Estate Agents portfolio:
https://gplazarou.com/properties/for_sale/Nicosia?property_type%5Bland%5D%5Bplot%5D=plot&town_planning_zone%5Bresidential%5D=resident
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**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **577m²**