

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 539m²

For Sale : **€ 180,000**

Description
For Sale Residential Plot in Lakatameia, Nicosia
G&P Lazarou Estate Agents presents this 539 m² residential plot for sale in Lakatameia, Nicosia, offering excellent development potential in a well-established and highly accessible residential area of the capital. With particularly favourable planning characteristics, including 100% building density and permission for up to three floors, the property represents an attractive opportunity for private buyers, developers and investors seeking residential land in Nicosia.
The plot falls within Residential Planning Zone Kα5, with a 100% building density and 50% coverage factor. The applicable planning parameters allow for development of up to 3 floors with a maximum permitted height of 13.5 metres, subject to the relevant planning regulations, permits and approvals from the competent authorities.
With a total area of 539 m², the plot provides considerable flexibility for future residential development. Its combination of 100% building density and three-floor allowance creates interesting possibilities for the development of a substantial private residence or a residential project, depending on the final architectural concept and permissions obtained.
The property's location in Lakatameia further strengthens its appeal. As one of Nicosia's most established residential municipalities, Lakatameia offers a comprehensive range of everyday services and excellent connectivity with neighbouring areas of the capital.
The surrounding area provides convenient access to schools, supermarkets, pharmacies, bakeries, cafés, restaurants, shops and other essential services, while connections towards Strovolos, Engomi, Anthoupolis and central Nicosia are easily accessible.
From an investment perspective, the combination of the plot's 539 m² size, Kα5 residential zoning, 100% building density and three-floor development potential makes it particularly interesting for buyers looking to maximise the possibilities offered by residential land in an established urban location.
Property Features
Residential Plot
Plot Area: 539 m²
Planning Zone: Kα5
Building Density: 100%
Coverage Factor: 50%
Maximum Floors: 3
Maximum Height: 13.5 m
Strong Residential Development Potential
Suitable for Private or Investment Development
Established Residential Location
Close to All Necessary Amenities
Nearby Areas & Amenities
Lakatameia amenities – easily accessible
Anthoupolis – nearby
Engomi – within easy driving distance
Strovolos – 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 for further information or to arrange your private viewing!

Details

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

Main Features

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

Area

Plot Area: **539m²**