



For Sale, Land, Plot, 614m²

KATO PYRGOS,VOUNARKA, NICOSIA, REG0/5005

For Sale : **€ 180,000**

Description

For Sale Residential Plot in Lakatameia, Nicosia

G&P Lazarou Estate Agents presents this 614 m² residential plot for sale offering excellent development potential in a well-established and highly accessible residential area of the capital. With particularly favourable planning characteristics, including 90% building density and permission for up to three floors, the property represents an attractive opportunity for private buyers, developers and investors seeking residential land.

The plot falls within Residential Planning Zone Kα6, with a 90% building density and 50% coverage factor. The applicable planning parameters allow for development of up to 3 floors with a maximum permitted height of 8.3 metres, subject to the relevant planning regulations, permits and approvals from the competent authorities.

With a total area of 614 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 614 m² size, Kα6 residential zoning, 90% 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: 614 m²

Planning Zone: Kα6

Building Density: 90%

Coverage Factor: 50%

Maximum Floors: 3

Maximum Height: 8.3 m

Strong Residential Development Potential

Suitable for Private or Investment Development

Established Residential Location

Close to All Necessary Amenities

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=residential

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: **614m²**