

For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 521m²

For Sale : **€ 139,000**

Description
CORNER PLOT NO. 33 UNDER DIVISION FOR SALE – PALIOMANDRES,LAKATAMEIA ANTHOUPOLI, NICOSIA – 521 m²
G&P Lazarou Estate Agents presents for sale Plot, currently under division, located in the Anthoupoli area of Nicosia, with a total area of 521 m². The property represents an attractive opportunity for buyers seeking residential land with favourable planning characteristics and significant development potential, always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
The property falls within Residential Planning Zone Κα6 (Ka6), an area predominantly designated for residential use, with a building density coefficient of 90% and a coverage coefficient of 50%.
Based on the total area of 521 m², this corresponds to an indicative total buildable area of approximately 468.9 m² and a maximum indicative ground coverage of approximately 260.5 m², provided that these planning rights apply to the entire plot and always subject to the applicable planning regulations and the necessary approvals.
According to the available planning characteristics, development of up to 2 floors is permitted, with a maximum height of 10 m.
These parameters provide considerable potential for residential development, depending on the proposed design and the relevant approvals from the competent authorities.
A key advantage of the property is its privileged corner position, which may offer greater flexibility in terms of future architectural design and development. In addition, the plot benefits from access to a registered road, further enhancing its practicality and development potential.
This property represents an excellent option both for private buyers wishing to build their own residence and for buyers or investors seeking residential land with a high building density coefficient and significant potential for future development.
Property Features: Plot Under Division | Area 521 m² | Residential Zone Κα6 (Ka6) | Building Density 90% | Coverage 50% | Up to 2 Floors | Maximum Height 10 m | Corner Plot | Access to a Registered Road
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/el/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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**
Unit Number: **PLOT 33**
Website

Main Features

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

Area

Plot Area: **521m²**

Further Details

Corner Plot

Gallery

