

For Sale, Land, Plot, Nicosia, Agios Dometios, 409m²

For Sale : **€ 270,000**

Description
CORNER RESIDENTIAL PLOT FOR SALE IN KOURKA – AGIOS DOMETIOS, NICOSIA
G&P Lazarou Estate Agents presents for sale this privileged corner residential plot, located in the Kourka area of Agios Dometios, Nicosia. The property represents an attractive opportunity for private buyers and investors seeking residential land with a high building density coefficient and considerable development potential.
The property falls within Residential Planning Zone Κα4 (Ka4), with a building density coefficient of 120% and a coverage coefficient of 50%. According to the available planning characteristics, development of up to 3 floors is permitted, with a maximum height of 13.5 m, always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
A key advantage of the property is its privileged corner position, which may provide greater flexibility in terms of architectural design and future development. In addition, the plot benefits from approximately 20 m of road frontage and a flat surface, characteristics that facilitate planning and enhance the practicality of a future development.
The high building density coefficient, combined with the possibility of development of up to 3 floors, makes the property suitable for the consideration of various forms of residential development, depending on the proposed design, permitted use and the relevant approvals from the competent authorities.
This represents a noteworthy opportunity for buyers seeking a residential plot in Agios Dometios, offering a privileged corner position, flat topography and significant potential for future development.
Property Features: Residential Plot | Kourka Area, Agios Dometios | Residential Zone Κα4 (Ka4) | Building Density 120% | Coverage 50% | Up to 3 Floors | Maximum Height 13.5 m | Corner Plot | Approx. 20 m Road Frontage | Flat Surface
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**
Website

Main Features

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

Area

Plot Area: **409m²**

Further Details

Corner Plot

Gallery

