

For Sale, Land, Plot, Nicosia, Agios Dometios, 530m²

For Sale : **€ 280,000**

Description
RESIDENTIAL PLOT OF 530 m² IN AGIOS DOMETIOS, NICOSIA – LAND EXCHANGE OR PROPERTY SWAP PREFERRED
G&P Lazarou Estate Agents presents this residential plot with a total area of 530 m², located in Agios Dometios, Nicosia. The property represents an attractive opportunity for investors and developers, with the owner expressing a preference for a land exchange development agreement or property swap.
The property falls within Residential Planning Zone Κα4 (Ka4), with a building density coefficient of 120% and a coverage coefficient of 50%.
Based on the total area of 530 m² and the 120% building density coefficient, the property offers an indicative total buildable area of approximately 636 m². With a coverage coefficient of 50%, the indicative maximum ground coverage is approximately 265 m², provided that these planning rights apply to the entire plot and always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
A significant advantage of the property is its direct access and frontage along one side onto a registered road, facilitating accessibility, architectural planning and future development.
The high building density coefficient of 120%, combined with the 530 m² plot size and its location in Agios Dometios, provides considerable potential for residential development, depending on the proposed design and the necessary approvals from the relevant authorities.
The owner's preference for a land exchange development agreement or property swap provides additional flexibility for negotiations and makes the property particularly relevant to developers and investors seeking development land within the wider urban area of Nicosia.
Property Features: Residential Plot | Agios Dometios, Nicosia | Area 530 m² | Residential Zone Κα4 (Ka4) | Building Density 120% | Coverage 50% | Indicative Buildable Area 636 m² | Indicative Coverage 265 m² | Frontage and Access to a Registered Road Along One Side | Land Exchange Development Agreement or Property Swap Preferred
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: **530m²**

Gallery

