



For Sale, Land, Field, Nicosia, Deftera Kato, 3,289m²

REG. 4/425, KOKKINES, KATO DEFTERA, NICOSIA

For Sale : **€ 269,900**

Description

A residential field of 3,289 sq.m. is available for sale in Kato Deftera, Nicosia, offering an attractive opportunity for residential development or long-term land investment.

The property falls entirely within Residential Planning Zone H3 (100%), with a 60% building density and 35% coverage, allowing development of up to 2 storeys with a maximum height of 8.3 metres, subject to the applicable planning and building regulations. An important characteristic of the property is that it does not directly abut a registered public road. However, the field benefits from a right of way, providing legal access to the property. This should be taken into consideration when evaluating any future development plans.

Its location in Kato Deftera offers convenient connectivity to the surrounding residential communities and the wider Nicosia area. The property is within easy reach of everyday amenities and services, including schools, supermarkets, shops and other facilities, while providing access towards Pano Deftera, Lakatamia and Nicosia.

With its substantial land area, residential zoning and development parameters, the field represents an interesting option for buyers, developers or investors looking for residential land for sale in the Nicosia District, subject to the applicable planning requirements and the property's access arrangements.

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
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Main Features

Property Subtype: Field	Town Planning Zone: Residential	Height: 8
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Area

Plot Area: **3,289m²**



Gallery

