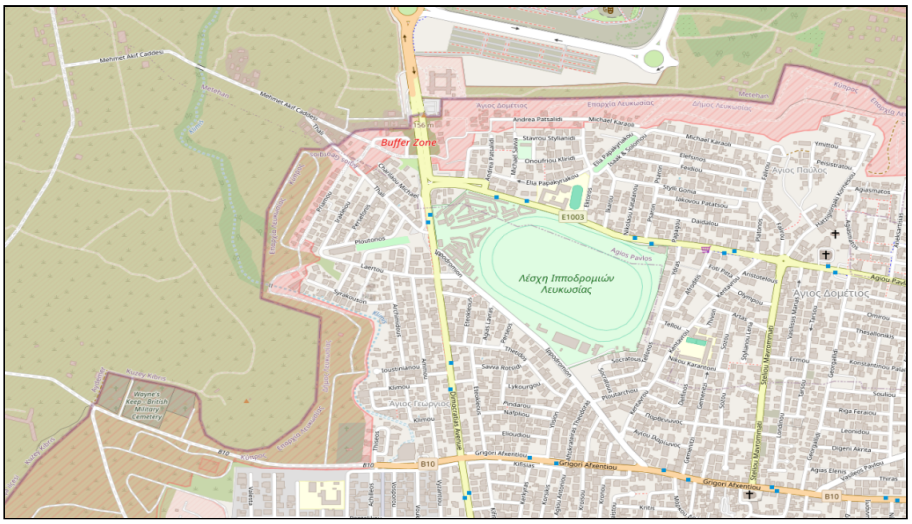

For Sale, Land, Plot, Nicosia, Agios Dometios, 307m²

For Sale : **€ 130,000**

Description
1/2 SHARE OF A 307 m² RESIDENTIAL PROPERTY FOR SALE IN AGIOS DOMETIOS, NICOSIA
G&P Lazarou Estate Agents presents for sale a 1/2 share of a residential property with a total area of 307 m², located in Agios Dometios, Nicosia. An old house is situated within the property.
The property falls 100% within Residential Planning Zone Κα4 (Ka4), in an area where residential use predominates. It benefits from a building density coefficient of 120% and a coverage coefficient of 50%.
Based on the property's total area of 307 m² and the 120% building density coefficient, the indicative total buildable area for the entire property is approximately 368.4 m². With a coverage coefficient of 50%, the indicative maximum ground coverage for the entire property is approximately 153.5 m², always subject to the applicable planning regulations and the necessary approvals from the relevant authorities.
The property benefits from registered road access along one side, providing road frontage, and lies at the same level as the road. It has a regular shape, with no recorded obstacles or nuisances. The property information also records one parking space and one external building.
This represents an interesting opportunity for buyers or investors seeking a share of a residential property in Agios Dometios, within the urban area of Nicosia.
Property Features: 1/2 Share for Sale | Total Property Area 307 m² | Old House within the Property | Agios Dometios, Nicosia | 100% Residential Zone Κα4 (Ka4) | Building Density 120% | Coverage 50% | Registered Road Access | Road Frontage on One Side | Regular Shape | 1 Parking Space | 1 External Building
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: **307m²**

Gallery

