

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 175m²

For Sale : **€ 80,000**

Description
For Sale | Two Adjoining Land Parcels with a Total Area of 175 m² in Lakatamia, Nicosia
Two separate, adjoining land parcels with a combined total area of 175 m² are available for sale in Lakatamia, Nicosia District.
Located next to each other, the properties present an interesting opportunity for buyers seeking land with favourable development coefficients in an established residential area.
Although the parcels are legally separate, their adjoining position may offer possibilities for coordinated development, subject to the applicable planning regulations and necessary approvals.
The properties benefit from a building density coefficient of 120% and a coverage coefficient of 70%, with a maximum permitted building height of 7 metres and a maximum of two floors.
Based on the stated coefficients and combined land area, the theoretical building density allowance corresponds to 210 m², while the theoretical maximum ground coverage corresponds to 122.5 m². Actual development potential remains subject to the relevant planning regulations and approvals.
Lakatamia is an established residential area of Nicosia, offering access to schools, supermarkets, shops, local services and main road connections.
Important points of interest in the wider area include Lakatamia Municipal Hall | Lakatamia Municipal Amphitheatre | Pedieos Linear Park | Nicosia Mall | GSP Stadium.
Combining their adjoining location, 175 m² total area, 120% building density and 70% coverage, these two parcels offer an interesting opportunity for buyers considering a small-scale development or long-term land investment in Lakatamia.
To discover more land and plots for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link:https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bplot%5D=plot
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**
Construction Stage: **Resale**
Construction Year: **1935**
Bedrooms: **2**
Bathrooms: **1**
Height: **7**

Area

Plot Area: **175m²**

Gallery



