

For Sale, Land, Plot, Nicosia, Tseri, 2,752m²

For Sale : **€ 280,000**

Description
For Sale | Residential Field of 2,752 m² with Registered Road Access in Lakatamia – Tseri, Nicosia
A residential field with a total area of 2,752 m² is available for sale in the Lakatamia – Tseri area of Nicosia District. The property benefits from frontage along one side onto a registered road, offering an attractive opportunity for investors, developers and buyers seeking residential land with development potential.
The field falls within Residential Planning Zone Kα6, featuring a building density of 90% and a coverage ratio of 50%, with permission for up to two floors and a maximum building height of 10 metres, subject to the applicable planning regulations and approvals.
Based on the total land area, the planning coefficients correspond to a theoretical maximum buildable floor area of approximately 2,476.80 m² and a maximum building footprint of approximately 1,376 m². These figures are indicative and remain subject to planning restrictions and approval by the relevant authorities.
One of the property's key advantages is its direct access to a registered road, with road frontage along one side of the field. This characteristic provides a practical advantage when considering potential residential development, subject to the necessary permits and infrastructure requirements.
The property's substantial land area and residential planning characteristics offer possibilities for future residential projects, depending on the approved development plans and applicable regulations.
Situated in the wider Lakatamia – Tseri area, the field provides connections to surrounding residential neighbourhoods and essential services.
Important points of interest in the wider area include Tseri Town Centre | Lakatamia | GSP Stadium | Latsia | Nicosia Mall.
Combining its 2,752 m² total area, Residential Planning Zone Kα6, 90% building density, 50% coverage ratio and registered road frontage, this field presents an appealing opportunity for residential land investment or potential future development in Nicosia District.
To discover more residential fields and land for sale in Nicosia District, 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 for further information or to arrange a viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **2,752m²**

Gallery

