

For Sale, Land, Plot, Nicosia, Tseri, 381m²

For Sale : **€ 50,000**

Description
For Sale | Residential Field of 381 m² with Right of Way in Tseri – Lakatamia, Nicosia
A residential field with a total area of 381 m² is available for sale in the Tseri – Lakatamia area, Nicosia District. The property presents an interesting opportunity for buyers and investors seeking residential land with potential for future development.
The field falls within Residential Planning Zone Κα6, with a stated building density of 50% and a coverage ratio of 90%. The planning specifications allow for a maximum of two floors and a building height of 10 metres, subject to verification of the applicable planning regulations.
Based on the supplied coefficients, the field corresponds to a theoretical maximum buildable floor area of approximately 190.50 m² and a theoretical maximum ground coverage of approximately 342.90 m². These figures are indicative and remain subject to planning requirements and approval by the relevant authorities.
An important characteristic of the property is that access is provided through a right of way. The legal status, dimensions and suitability of this access should be verified before proceeding with any future development plans.
The property's residential designation and manageable land area make it an interesting option for buyers considering the construction of a private residence or a long-term investment, subject to the necessary permits and development conditions.
Situated in the wider Tseri – Lakatamia area, the property offers connections to surrounding residential neighbourhoods and local services.
Important points of interest in the wider area include Tseri Town Centre | Lakatamia | GSP Stadium | Latsia | Nicosia Mall.
Combining its 381 m² land area, Residential Planning Zone Κα6, right-of-way access and planning allowance of two floors with a maximum height of 10 metres, this field presents an opportunity for residential land investment 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: **381m²**

Gallery

