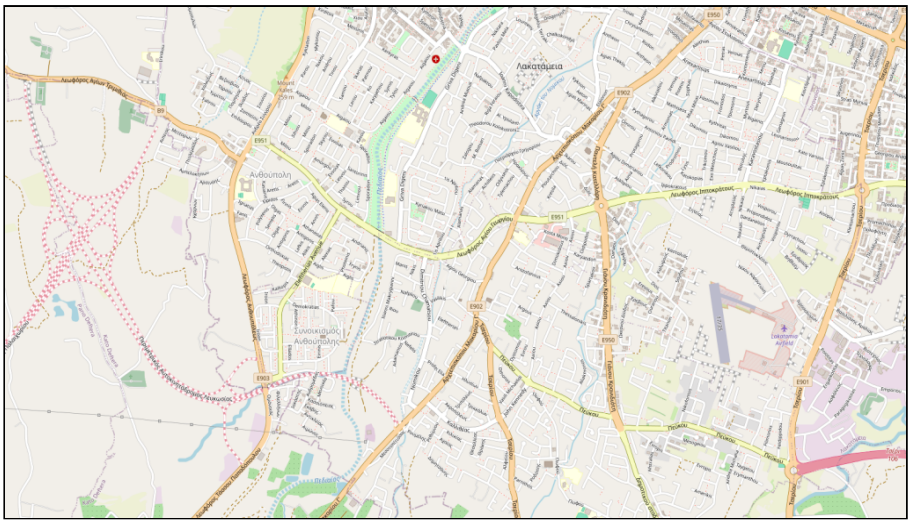


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 514m²

For Sale : **€ 160,000**

Description
For Sale | Residential Plot of 514 m² with Existing Stone-Built House Requiring Demolition in Lakatamia, Nicosia
A residential plot with a total area of 514 m² is available for sale in Lakatamia, Nicosia District. The property offers an interesting opportunity for individuals, developers and investors seeking residential land with significant development potential.
The plot falls within Residential Planning Zone Πα9, featuring a building density coefficient of 120% and a coverage ratio of 70%, offering considerable possibilities for residential development, subject to the necessary planning and building approvals.
Based on the stated planning coefficients, the property has a theoretical maximum buildable floor area of approximately 616.80 m² and a theoretical maximum ground coverage of approximately 359.80 m². These calculations are indicative and remain subject to the applicable planning regulations, building restrictions and approvals.
An important characteristic of the property is the presence of an existing traditional stone-built house that requires demolition. This offers prospective buyers the opportunity to consider redevelopment of the plot according to their requirements, subject to obtaining the necessary demolition and development permits.
The combination of the property's size and high building density makes it an interesting option for the construction of a private residence, multiple residential units or another permitted residential development, depending on the applicable planning regulations.
Situated in Lakatamia, the property benefits from its location within the wider Nicosia residential area, offering access to neighbouring communities, shops, schools, supermarkets and essential everyday services.
Important points of interest in the wider area include Lakatamia Municipal Centre | Anthoupoli | Nicosia Mall | Paliometocho | Nicosia City Centre.
Combining its 514 m² land area, 120% building density, 70% coverage ratio and redevelopment potential, this residential plot represents an appealing opportunity for buyers and investors looking to develop residential property in Lakatamia.
The existing stone-built structure should be assessed before purchase, particularly regarding demolition permissions, possible heritage restrictions and the associated removal costs.
To discover more residential plots 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: **7**

Area

Plot Area: **514m²**

Gallery

