

For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 539m²

For Sale : **€ 155,000**

Description
High-Yield Residential Plot for Sale in Lakatameia, Nicosia – Building Permit & Architectural Plans Ready
Whether you are looking to build a contemporary family residence or secure a strategically positioned land investment in Nicosia, this 539 sq.m. residential building plot in Lakatameia presents an excellent opportunity. Located in an established and highly accessible residential area, the property combines strong development parameters with the significant advantage of having a building permit and architectural plans already in place.
The plot falls within Residential Planning Zone Kα7, with a building density of 80% and a coverage ratio of 45%. Development of up to 2 floors and a maximum height of 10 metres is permitted. Its planning characteristics provide flexibility for the development of a spacious modern family residence or another residential project in accordance with the approved plans and applicable regulations.
A key advantage of this property is that it comes with a building permit and ready architectural plans, significantly advancing the development process for the new owner. This makes it particularly attractive to buyers who want to proceed with a residential project without starting the entire design and permitting process from the beginning.
The property also benefits from access to a registered road, availability of essential public utilities and a Title Deed, providing important advantages for a straightforward acquisition and future development.
Lakatameia is one of Nicosia's established residential areas, combining a family-oriented environment with convenient access to the capital's main commercial and employment centres. The property is well positioned for access to everyday amenities, supermarkets, healthcare facilities, schools and recreational areas, while major road connections provide convenient access towards central Nicosia and the motorway network.
With its 539 sq.m. plot area, 80% building density, Title Deed, registered road access, building permit and architectural plans already prepared, this property represents a compelling opportunity for buyers and investors seeking residential land for sale in Lakatameia, Nicosia with a substantially advanced development framework.
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/property-search/?location=Nicosia&category=Land&transaction=Sale
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: **10**

Area

Plot Area: **539m²**

Gallery

