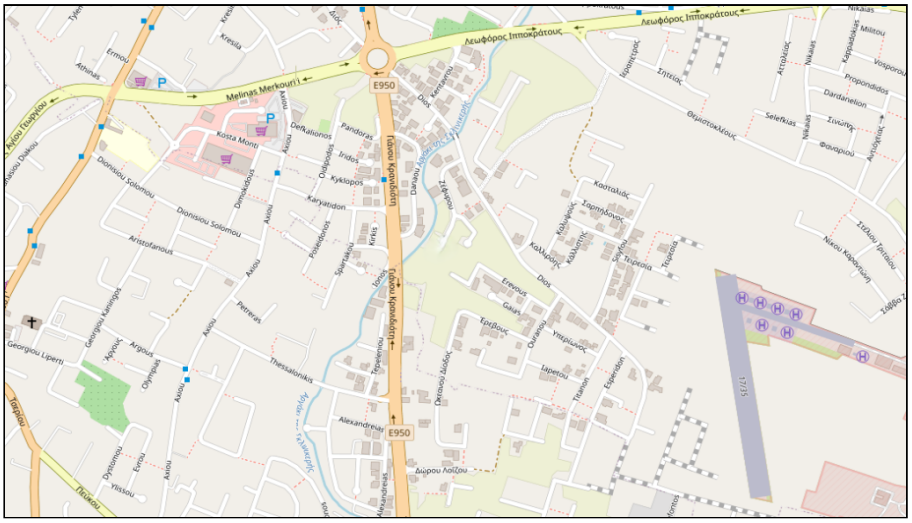


For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 659m²

For Sale : **€ 189,000**

Description
For Sale | Large Rectangular Residential Plot of 659 m² Next to a Green Area and Pedestrian Walkway in Lakatamia, Nicosia
A large rectangular residential plot with a total area of 659 m² is available for sale in Lakatamia, Nicosia. The property enjoys an attractive location adjacent to a designated green area and a pedestrian walkway, offering an appealing setting for future residential development.
The plot features a regular rectangular shape and an impressive road frontage of approximately 26.37 metres, providing flexibility for architectural planning and the design of a future residence or residential development, subject to the necessary approvals.
The property falls within Residential Planning Zone Kα7, featuring a building density coefficient of 80% and a coverage ratio of 45%, in accordance with the applicable planning regulations.
Based on its total area of 659 m², the building density coefficient corresponds to a theoretical maximum buildable floor area of approximately 527.20 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 296.55 m². These calculations are indicative and remain subject to the applicable planning regulations, development restrictions and necessary approvals.
A particularly attractive feature is the plot's position next to a green area and pedestrian walkway, providing convenient access to outdoor spaces and creating a pleasant environment for residential living.
The property is currently under subdivision, an important consideration for prospective purchasers regarding the completion of the subdivision process, the final plot boundaries and the issuance of a separate title deed.
Situated in Lakatamia, the plot benefits from its location within an established residential area, offering access to schools, supermarkets, shops, pharmacies and essential everyday services.
Important points of interest in the wider area include Lakatamia Municipal Centre | Anthoupoli | Archangelos | Engomi | Nicosia Mall.
Combining its 659 m² land area, rectangular shape, 26.37-metre frontage, Kα7 residential planning zone and location next to a green area and pedestrian walkway, this plot represents an attractive opportunity for buyers, developers and investors seeking residential land in Lakatamia.
To discover more residential plots and land for sale in Nicosia District, you can browse our complete portfolio directly from our website: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**
Website

Status: **Available**

Unit Number: **PLOT 1**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **659m²**

Gallery

