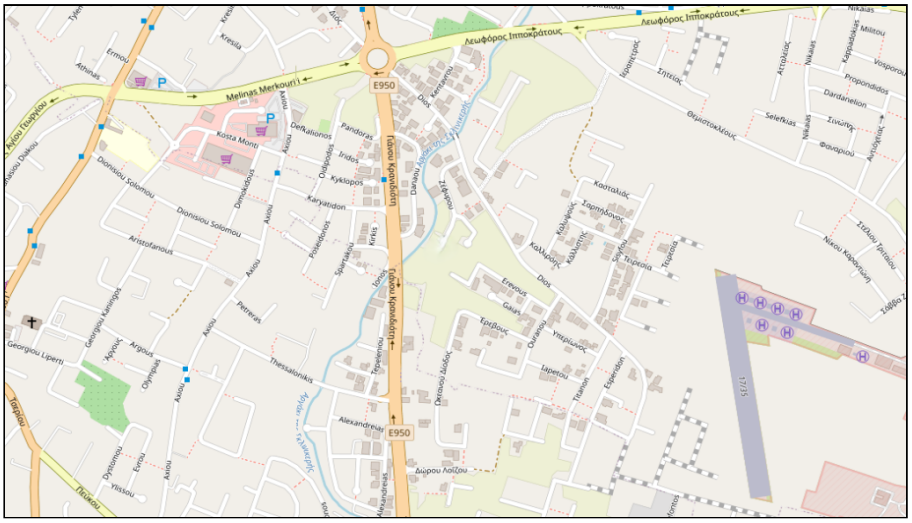


For Sale, Land, Plot, Nicosia, Lakatameia, Agia Paraskevi, 677m²

For Sale : **€ 185,000**

Description
For Sale | Large Rectangular Residential Plot of 677 m² Next to a Green Area in Lakatamia, Nicosia
A large rectangular residential plot with a total area of 677 m² is available for sale in Lakatamia, Nicosia. The property is situated next to a designated green area, offering an attractive setting for buyers and investors seeking residential land with future development potential.
The plot features a regular rectangular shape and an impressive frontage of approximately 26.78 metres, providing flexibility for architectural planning and the design of a future 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 the total land area of 677 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 541.60 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 304.65 m². These calculations are indicative and remain subject to the applicable planning regulations, development restrictions and necessary approvals.
An important characteristic of the property is its location adjacent to a green area, offering a pleasant environment for future residential living.
The plot is currently landlocked, without direct access to a registered public road, and is also under subdivision. Prospective purchasers should therefore consider the completion of the subdivision process, the establishment of legal road access, the final plot boundaries and the issuance of a separate title deed before proceeding with any development plans.
The property is situated in Lakatamia, an established residential area of Nicosia, 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 677 m² land area, rectangular shape, 26.78-metre frontage, Kα7 residential planning zone and position next to a green area, this plot presents an interesting opportunity for buyers and investors seeking residential land with long-term potential, subject to the completion of the subdivision process and the resolution of legal access requirements.
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 2**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **677m²**

Gallery

