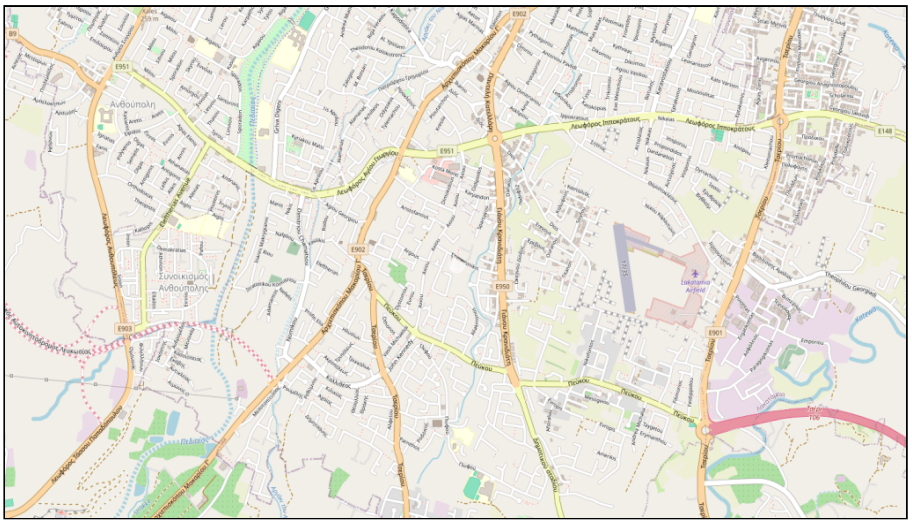


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 554m²

For Sale : **€ 179,000**

Description
For Sale | Rectangular Residential Plot of 554 m² with 22-Metre Frontage Opposite a Green Area in Lakatamia, Nicosia
A rectangular residential plot with a total area of 554 m² is available for sale in Lakatamia, Nicosia District. The property stands out for its generous frontage of approximately 22 metres, its position opposite a green area and its relationship with roads on three sides, offering an attractive opportunity for individuals, developers and investors seeking residential land with development potential.
The plot features a regular rectangular shape, allowing flexibility in architectural planning and efficient use of the available space. Its extensive frontage and position in relation to three roads provide interesting possibilities for the design of a private residence or a residential development, subject to planning regulations and the final subdivision arrangements.
One of the property's main advantages is its location directly opposite a green area, which contributes to the appeal of the surrounding environment. The property is also described as having an existing registered road and a relationship with roads on three sides. The exact road boundaries, access points and extent of registered road frontage should be confirmed through the approved cadastral and subdivision plans.
The plot is currently under subdivision and is also stated to benefit from a right of way. Prospective purchasers should verify the subdivision status, the legal terms of the right of way, the final boundaries and the arrangements for issuing a separate title deed.
According to the provided planning information, the property has a building density coefficient of 90% and a coverage ratio of 50%, allowing up to two floors with a maximum building height of 10 metres.
Based on the total land area of 554 m², the building density coefficient corresponds to a theoretical maximum buildable floor area of approximately 498.60 m², while the coverage ratio corresponds to a theoretical maximum ground coverage of approximately 277 m².
These figures are indicative and subject to applicable planning regulations, subdivision requirements and the necessary approvals.
The combination of its 554 m² land area, 22-metre frontage, rectangular shape, green-area outlook and relationship with roads on three sides makes this property particularly interesting for buyers seeking flexibility in residential design and future development.
Situated in the wider Lakatamia area, the property offers access to residential neighbourhoods, schools, supermarkets, pharmacies, shops and essential everyday services. Important points of interest in the wider area include Lakatamia Municipal Centre | Anthoupoli | Strovolos | Nicosia Mall | Nicosia City Centre.
Combining its generous land area, 90% building density, 50% coverage ratio, location opposite a green area and road-related characteristics, this residential plot represents an appealing opportunity for buyers and investors seeking land with development potential in the Nicosia District.
To discover more residential plots and land for sale in Nicosia District, browse our complete portfolio: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 19**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **554m²**

Gallery

