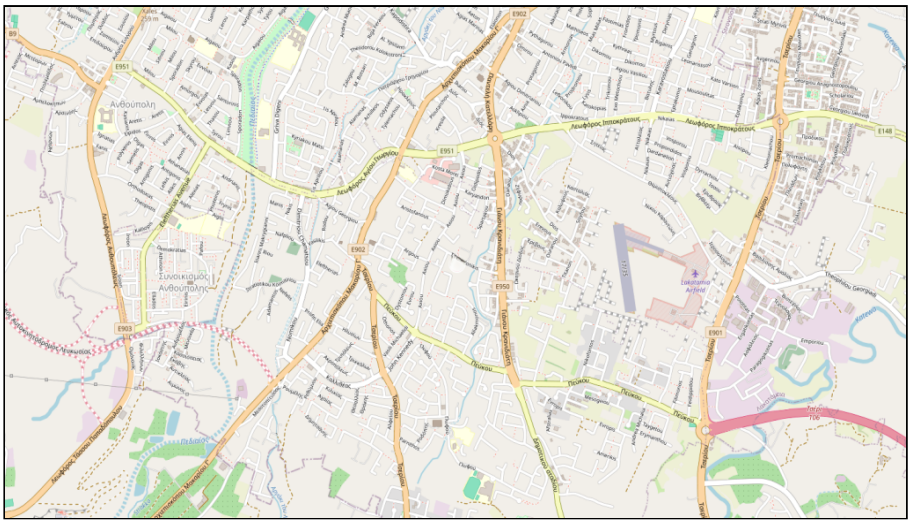


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 277m²

For Sale : **€ 95,000**

Description
For Sale | Half Rectangular Residential Plot of 277 m² Opposite a Green Area in Lakatamia, Nicosia
A half rectangular residential plot with a stated area of 277 m² is available for sale in Lakatamia, Nicosia District. The property presents an attractive opportunity for individuals and investors seeking residential land with future development potential in a pleasant residential setting.
The plot features a regular rectangular shape and a frontage of approximately 11 metres, offering possibilities for functional architectural planning and efficient use of the available space. Its configuration makes it an interesting option for buyers considering the development of a private residence, subject to the final subdivision arrangements, ownership rights and necessary planning approvals.
One of the property's key advantages is its location directly opposite a green area, contributing to the appeal of the surrounding residential environment.
According to the information provided, the property also benefits from an existing registered road and a relationship with roads on three sides. These characteristics may provide flexibility in future architectural planning. However, the exact road boundaries, access arrangements and extent of registered road frontage should be confirmed through the relevant 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 legal terms of access, final plot boundaries, ownership arrangements, completion of the subdivision process and whether a separate title deed will be issued.
The property has a building density coefficient of 90% and a coverage ratio of 50%, with planning parameters allowing up to two floors and a maximum building height of 10 metres, according to the information provided.
Based on the stated area of 277 m², the building density coefficient corresponds to a theoretical buildable floor area of approximately 249.30 m², while the coverage ratio corresponds to a theoretical ground coverage of approximately 138.50 m².
These figures are indicative and do not establish independent development rights for a half share. Actual development potential depends on the ownership structure, final subdivision, applicable planning regulations, access arrangements and necessary approvals
The combination of the 277 m² stated area, rectangular shape, 11-metre frontage, position opposite a green area and road-related characteristics makes the property an interesting choice for buyers seeking residential land with development potential.
Located 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 rectangular configuration, location opposite a green area, 90% building density, 50% coverage ratio and stated road access arrangements, this property represents an appealing opportunity for individuals and investors interested in residential land in Lakatamia, subject to confirmation of the ownership structure and completion of the subdivision process.
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 19A**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **277m²**

Gallery

