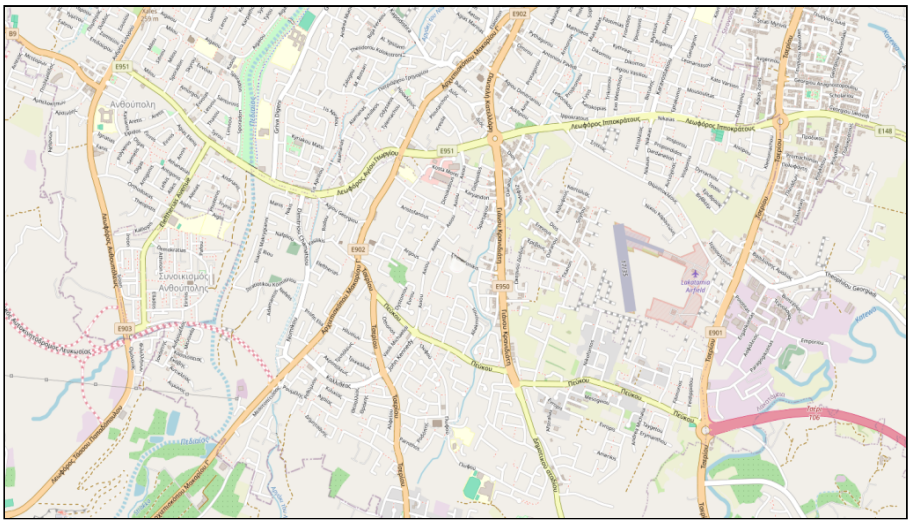


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 554m²

For Sale : **€ 179,000**

Description
For Sale | Large Rectangular Residential Plot of 554 m² Opposite a Green Area in Lakatamia, Nicosia
A large rectangular residential plot with a total area of 554 m² is available for sale in Lakatamia, Nicosia District. The property presents an attractive opportunity for individuals, developers and investors seeking residential land with excellent planning characteristics and potential for future development.
The plot features a regular rectangular shape and a generous frontage of approximately 22 metres, offering flexibility in architectural planning and opportunities for the development of a spacious private residence or another residential project, subject to the necessary planning approvals.
One of the property's most appealing characteristics is its position directly opposite a green area, providing a pleasant setting for future residential use. The combination of the green-area outlook, generous land area and practical rectangular shape adds to the property's overall appeal.
According to the information provided, the property benefits from a registered road and has a relationship with roads on three sides. These characteristics may provide additional flexibility in architectural design and access arrangements. The exact road boundaries, registered frontage and access points should be verified 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 confirm the final boundaries, the legal terms of the right of way, the completion of the subdivision process and the arrangements for issuing a separate title deed.
The property has a building density coefficient of 90% and a coverage ratio of 50%, with development parameters allowing up to two floors and a maximum building height of 10 metres, according to the information provided.
Based on the total 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 calculations are indicative and remain subject to applicable planning regulations, subdivision requirements and the necessary approvals.
The combination of the 554 m² land area, 22-metre frontage, rectangular configuration, position opposite a green area and relationship with roads on three sides makes this property particularly interesting for buyers seeking flexibility in residential design and efficient use of the available space.
Located in the wider Lakatamia area, the property offers access to residential neighbourhoods, schools, supermarkets, pharmacies, shops and other 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 plot represents an appealing opportunity for individuals, developers and investors seeking residential land with development potential in the Nicosia District, subject to confirmation of the relevant planning, ownership and access arrangements.
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 20**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **554m²**

Gallery

