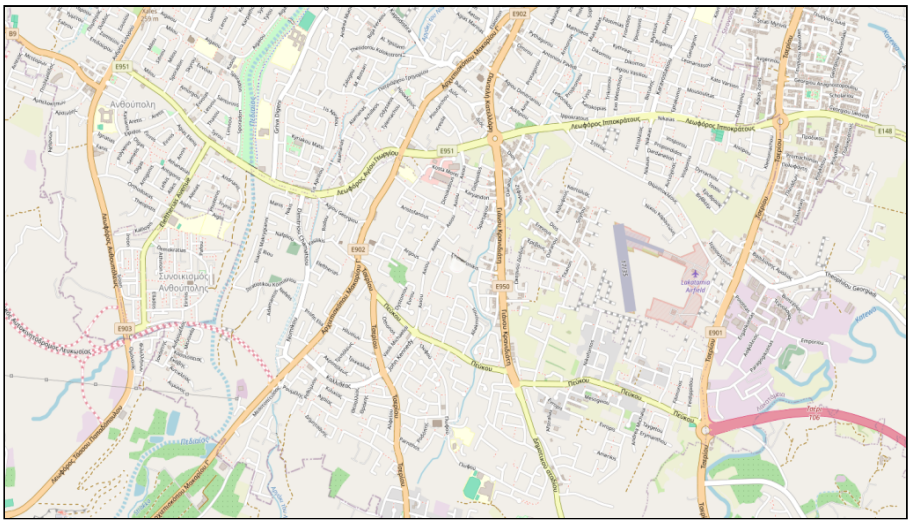


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 277m²

For Sale : **€ 95,000**

Description
For Sale | Half Rectangular Residential Plot of 277 m² with 11.32-Metre Frontage 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 offers an interesting opportunity for individuals and investors seeking residential land with attractive planning characteristics and future development potential.
The plot features a regular rectangular shape and a frontage of approximately 11.32 metres, providing possibilities for functional architectural planning and efficient use of the available space. Its configuration makes it an appealing option for buyers considering the construction of a private residence, subject to the final subdivision arrangements, ownership rights and necessary planning approvals.
One of the property's main advantages is its location directly opposite a green area, contributing to a pleasant residential environment. This characteristic, combined with the property's practical shape and frontage, enhances its appeal for future residential use.
According to the information provided, the property has access arrangements involving a registered road and roads on three sides. These characteristics may offer additional flexibility in architectural design and access planning. The exact road boundaries, registered frontage and access points should be verified through the relevant cadastral and subdivision plans, particularly in relation to the portion being offered for sale.
The plot is currently under subdivision and is also stated to benefit from a right of way. Prospective purchasers should verify the final boundaries, ownership arrangements, legal terms of access, 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, 11.32-metre frontage, position opposite a green area and road-related characteristics makes this property an interesting option for buyers seeking residential land with potential for future development.
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 attractive 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**
Status: **Available**
Unit Number: **PLOT 20A**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **277m²**

Gallery

