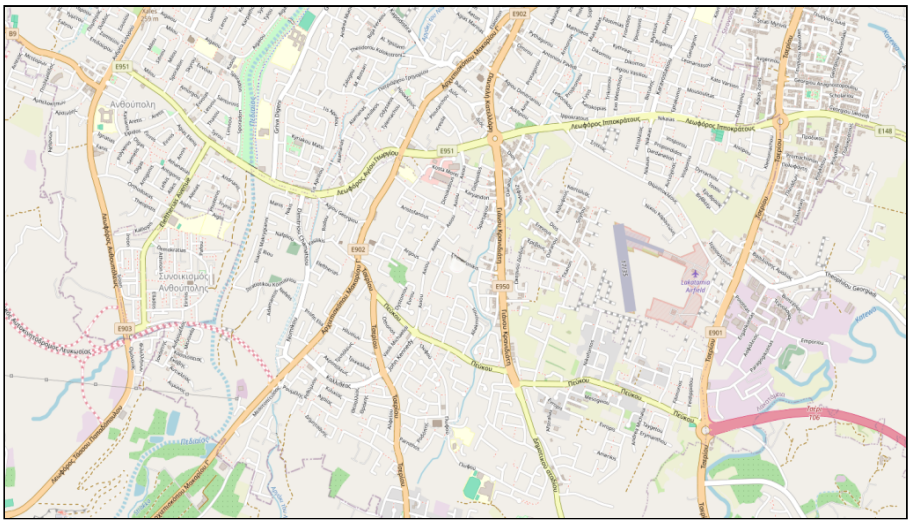


For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 277m²

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 of 277 m² is available for sale in Lakatamia, Nicosia District. The property offers an attractive opportunity for individuals and investors seeking residential land with promising development potential in an established residential area.
The plot features a regular rectangular shape and a frontage of approximately 10.60 metres, providing opportunities for functional architectural planning and efficient use of the available space. Its configuration makes it an interesting option for buyers considering the construction of a private residence, subject to the completion of the subdivision process and the necessary planning approvals.
One of the property's most appealing features is its position directly opposite a green area, contributing to a pleasant residential environment and enhancing its attractiveness for future residential use.
According to the information provided, the property benefits from a registered road and a relationship with roads on three sides, offering potential flexibility in access arrangements and architectural design. The exact road boundaries and access points will depend on the final subdivision plans.
The property is currently under subdivision and is also stated to benefit from a right of way. These characteristics should be considered alongside the final ownership arrangements, road access provisions and the issuance of a separate title deed.
The plot has a building density coefficient of 90% and a coverage ratio of 50%, with planning parameters allowing the construction of up to two floors and a maximum building height of 10 metres.
Based on the stated area of 277 m², the building density coefficient corresponds to an indicative buildable floor area of approximately 249.30 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 138.50 m². Actual development rights remain subject to the final subdivision, ownership structure and applicable planning approvals.
The combination of its 277 m² area, rectangular shape, 10.60-metre frontage, green-area outlook and residential planning characteristics makes the property a compelling option for buyers seeking land with future development potential.
Located in the wider Lakatamia area, the property provides access to schools, supermarkets, pharmacies, shops and other everyday amenities. Important points of interest in the surrounding area include Lakatamia Municipal Centre | Anthoupoli | Strovolos | Nicosia Mall | Nicosia City Centre.
With its 90% building density, 50% coverage ratio, position opposite a green area and stated road access characteristics, this half residential plot represents an interesting opportunity for individuals and investors looking to acquire residential land in 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**
Status: **Available**
Unit Number: **PLOT 20B**
Website

Main Features

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

Area

Plot Area: **277m²**

Gallery

