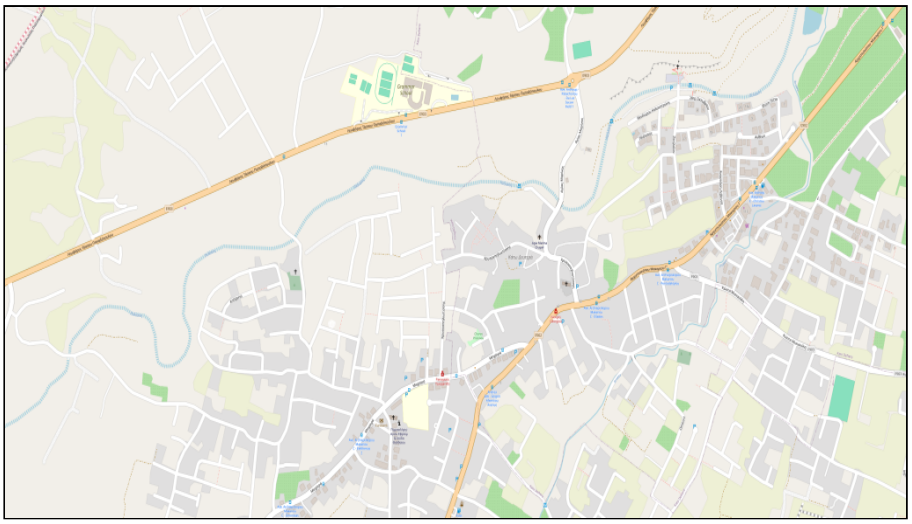


For Sale, Land, Plot, Nicosia, Deftera Pano, 583m²

For Sale : **€ 110,000**

Description
For Sale | Residential Plot of 583 sq.m. in Pano Deftera, Nicosia
Situated in the residential area of Pano Deftera, Nicosia, this 583 sq.m. residential plot for sale offers an appealing opportunity for buyers looking to build a private family home or explore a residential development. Its location near The Grammar School, favourable planning coefficients and registered road access make it a practical choice for future construction.
The plot benefits from a 90% building density and a 50% coverage factor, providing flexibility for the design of a residence or another permitted residential development, subject to the necessary planning approvals.
Based on these coefficients, the theoretical maximum building area is approximately 524.7 sq.m., while the maximum ground coverage is approximately 291.5 sq.m. These development parameters offer possibilities for creating a comfortable residential environment with functional indoor and outdoor spaces.
One of the property's key advantages is its proximity to The Grammar School, making the location particularly convenient for households seeking access to educational facilities. The surrounding Pano Deftera area also provides connections to neighbouring communities and the wider Nicosia district.
The plot benefits from access to a registered road, an important feature for accessibility and future construction planning.
Additionally, an available Title Deed allows prospective purchasers to examine the property's ownership documentation before proceeding with a transaction.
With its generous plot size, favourable building coefficients and location near a recognised educational institution, this residential plot presents an attractive option for those planning a future home or residential project in Pano Deftera.
To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale-land/Nicosia
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **583m²**

Gallery

