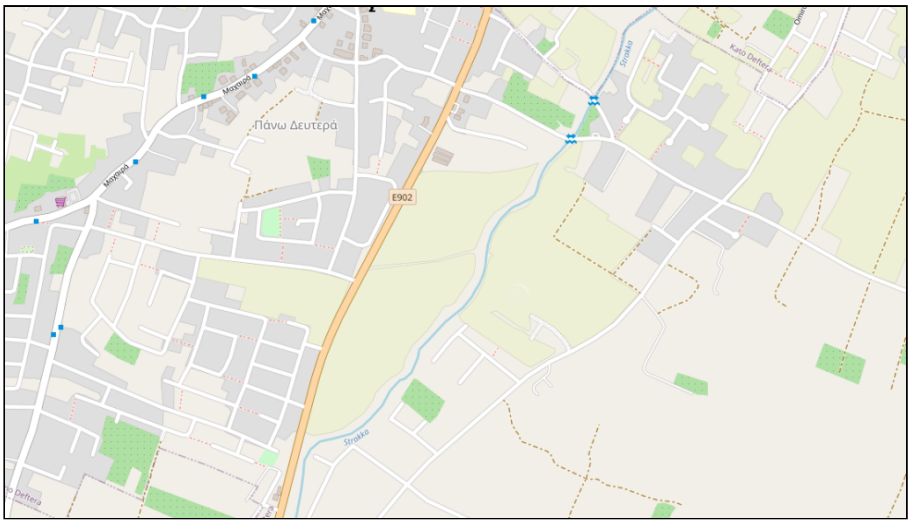


For Sale, Land, Plot, Nicosia, Deftera Pano, 680m²

For Sale : **€ 99,000**

Description
For Sale | Large Rectangular Residential Plot of 680 m² with Right of Way – H3 Zone, Nicosia District
A large rectangular residential plot of 680 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with development potential.
The property features a regular rectangular shape and a frontage of approximately 18 metres, providing flexibility in architectural planning and allowing for the efficient use of the available land.
The plot benefits from a right of way, an important characteristic regarding access to the property. Prospective buyers are advised to verify the registered access arrangements and the exact terms of the right of way before proceeding with development plans.
The property falls entirely within the H3 residential planning zone (100%), with a building density coefficient of 60% and a coverage ratio of 35%.
Based on its total area of 680 m², the building density coefficient corresponds to an indicative maximum buildable floor area of approximately 408 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 238 m².
These calculations are theoretical and remain subject to applicable planning regulations, access requirements and the necessary approvals.
The combination of its generous land area, rectangular configuration and residential zoning provides interesting possibilities for the construction of a spacious private residence with comfortable indoor living spaces, a landscaped garden and functional outdoor areas, subject to the relevant permissions.
The property is situated in the wider Nicosia District, offering the opportunity to enjoy a residential setting while maintaining access to the capital and surrounding communities.
Points of interest in the wider area include Paliometocho | Kokkinotrimithia | Lakatamia | Nicosia Mall | Nicosia City Centre.
Combining its 680 m² land area, 18-metre frontage, right of way and H3 residential zoning, this plot represents an appealing opportunity for buyers and investors seeking residential land with future development potential.
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 7**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **680m²**

Gallery

