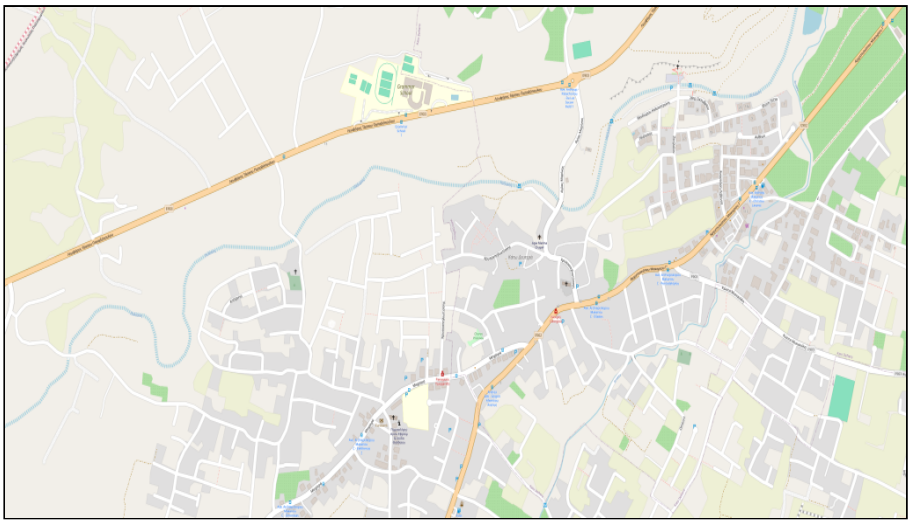


For Sale, Land, Plot, Nicosia, Deftera Pano, 533m²

For Sale : **€ 110,000**

Description
For Sale | Residential Plot of 533 sq.m. in Pano Deftera, Nicosia
Located in the residential area of Pano Deftera, Nicosia, this 533 sq.m. residential plot for sale offers an appealing opportunity for buyers looking to build their future home or explore a residential development project. Its proximity to The Grammar School, favourable building coefficients and access to a registered road make it particularly attractive for those seeking a practical and well-positioned building plot.
The property benefits from a 90% building density and a 50% coverage factor, providing considerable flexibility for residential development, subject to the relevant planning regulations and approvals.
Based on these coefficients, the plot offers a theoretical maximum building area of approximately 479.7 sq.m., with maximum ground coverage of approximately 266.5 sq.m. These characteristics allow prospective purchasers to explore different architectural layouts according to their individual requirements and the applicable development restrictions.
One of the property's key advantages is its location near The Grammar School, offering convenience for families who value access to educational facilities. The surrounding area also provides connections to Pano Deftera, neighbouring communities and the wider Nicosia district.
The plot benefits from access to a registered public road, facilitating future development planning. Furthermore, an available Title Deed allows prospective purchasers to examine the property's ownership documentation before proceeding with a transaction.
With its generous development coefficients, convenient location and established road access, this residential plot presents a practical option for creating a family residence or considering a future residential project.
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: **533m²**

Gallery

