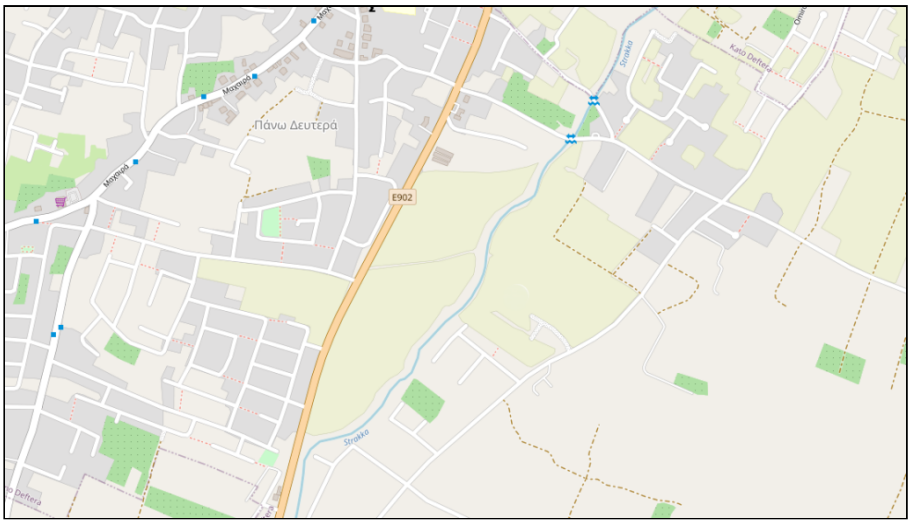



# For Sale, Land, Plot, Nicosia, Deftera Pano, 661m²

For Sale : **€ 99,000**

**Description**
For Sale | Large Rectangular Residential Plot of 661 m² Adjacent to Green Area – H3 Zone, Nicosia District
A large rectangular residential plot of 661 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with development potential in a pleasant setting.
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.
One of the property's key advantages is that it adjoins a designated green area, offering an appealing environment for the development of a private residence with comfortable indoor living spaces and outdoor areas.
The plot benefits from a right of way, providing an access arrangement that should be examined in conjunction with the property's title deed and cadastral information. The exact terms and registration status of the right of way should be confirmed 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 661 m², the building density coefficient corresponds to an indicative maximum buildable floor area of approximately 396.60 m², while the coverage ratio corresponds to an indicative maximum ground coverage of approximately 231.35 m². These figures are theoretical and remain subject to applicable planning regulations, access requirements and the necessary approvals.
The combination of its generous land area, rectangular configuration, adjoining green area and residential zoning creates attractive possibilities for designing a spacious home with a private garden, comfortable living areas and functional outdoor spaces, subject to the relevant permissions.
The property is situated in the wider Nicosia District, offering a residential setting with connections to the capital and surrounding communities.
Points of interest in the wider area include Paliometocho | Kokkinotrimithia | Lakatamia | Nicosia Mall | Nicosia City Centre.
Combining its 661 m² land area, 18-metre frontage, right of way, adjoining green area 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**
Status: **Available**
Unit Number: **PLOT 8**
Website

## Main Features

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

## Area

Plot Area: **661m²**

# Gallery

