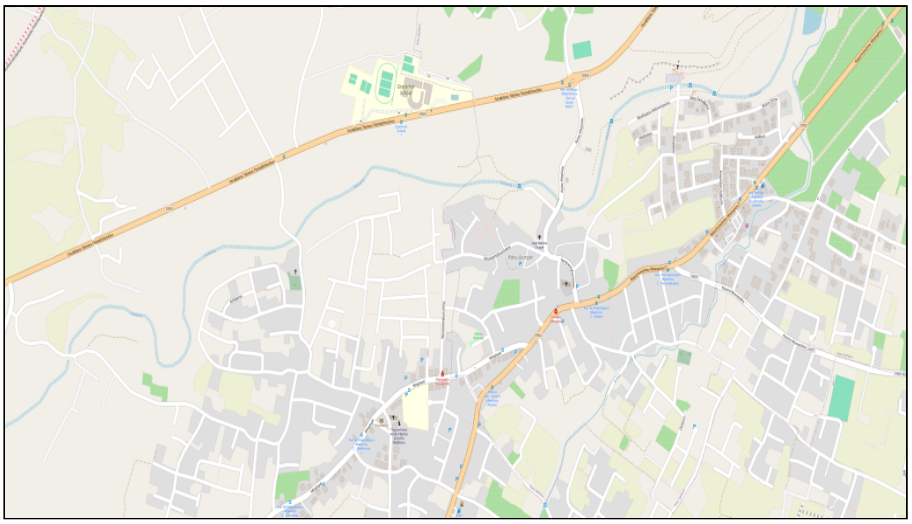


For Sale, Land, Plot, Nicosia, Deftera Pano, 581m²

For Sale : **€ 110,000**

Description
For Sale | Residential Corner Plot of 581 sq.m. in Pano Deftera, Nicosia
A 581 sq.m. residential corner plot for sale in Pano Deftera, Nicosia, offering attractive possibilities for buyers planning to build a private residence or explore a residential development. Its corner position, favourable building coefficients and proximity to The Grammar School are among the property's key advantages.
The plot benefits from a 90% building density and a 50% coverage factor, providing flexibility for future residential construction, subject to the applicable planning regulations and necessary approvals.
Based on these coefficients, the theoretical maximum building area is approximately 522.9 sq.m., while the maximum ground coverage is approximately 290.5 sq.m. These characteristics allow prospective buyers to consider different architectural layouts according to their requirements and the permitted development specifications.
An important feature is the property's corner position with access to a registered road, offering practical advantages for planning vehicle access and the overall layout of a future development.
The plot is situated near The Grammar School in Pano Deftera, a convenient location for those who value proximity to educational facilities. The wider area provides connections to neighbouring communities and the greater Nicosia district.
Furthermore, an available separate Title Deed allows prospective purchasers to review the property's ownership documentation before proceeding with a transaction.
With its generous plot size, corner positioning, favourable planning coefficients and proximity to a recognised educational institution, this property presents an appealing option for future residential development.
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: **581m²**

Further Details

Corner Plot

Gallery

