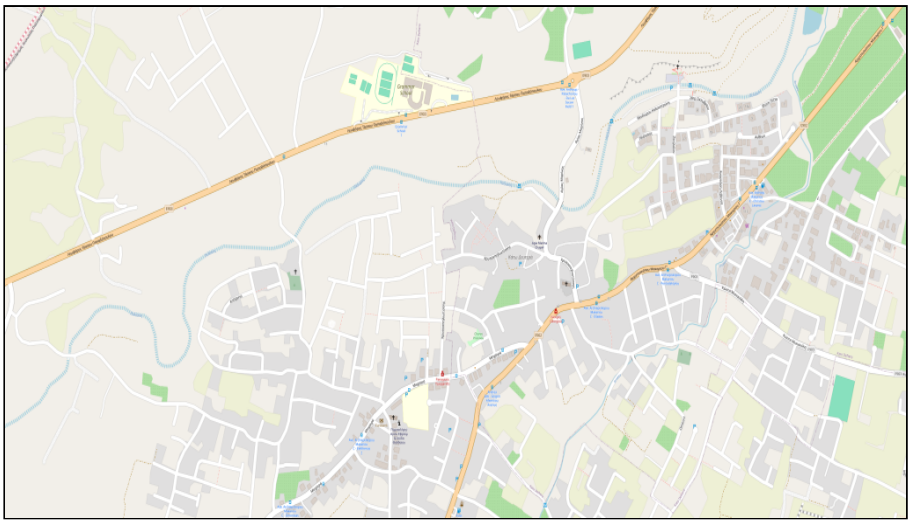


For Sale, Land, Plot, Nicosia, Deftera Pano, 547m²

For Sale : **€ 110,000**

Description
For Sale | Residential Corner Plot of 547 sq.m. in Pano Deftera, Nicosia
Located in the residential area of Pano Deftera, Nicosia, this 547 sq.m. corner plot for sale offers an appealing opportunity for buyers looking to build a private residence or explore a residential development project. Its corner positioning, favourable building coefficients and proximity to The Grammar School make it a particularly interesting choice for future residential use.
The property benefits from a 90% building density and a 50% coverage factor, providing considerable flexibility for architectural planning and development, subject to the relevant planning regulations and approvals.
Based on these coefficients, the theoretical maximum building area is approximately 492.3 sq.m., while the maximum ground coverage is approximately 273.5 sq.m. These parameters offer possibilities for designing a residential property that makes effective use of the available land.
A key advantage is the plot's corner position and access to a registered road, which may provide greater flexibility in the arrangement of entrances, parking and outdoor spaces, subject to the necessary permissions.
The property is situated near The Grammar School, an important educational landmark in the Pano Deftera area. Its location also provides access to the surrounding communities and the wider Nicosia road network, supporting convenient connections for everyday activities.
An available Title Deed is an additional advantage, allowing prospective purchasers to examine the property's ownership documentation.
With its practical location, corner positioning and attractive planning coefficients, this residential plot offers a worthwhile option for those considering the construction of a future home or another permitted 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: **547m²**

Further Details

Corner Plot

Gallery

