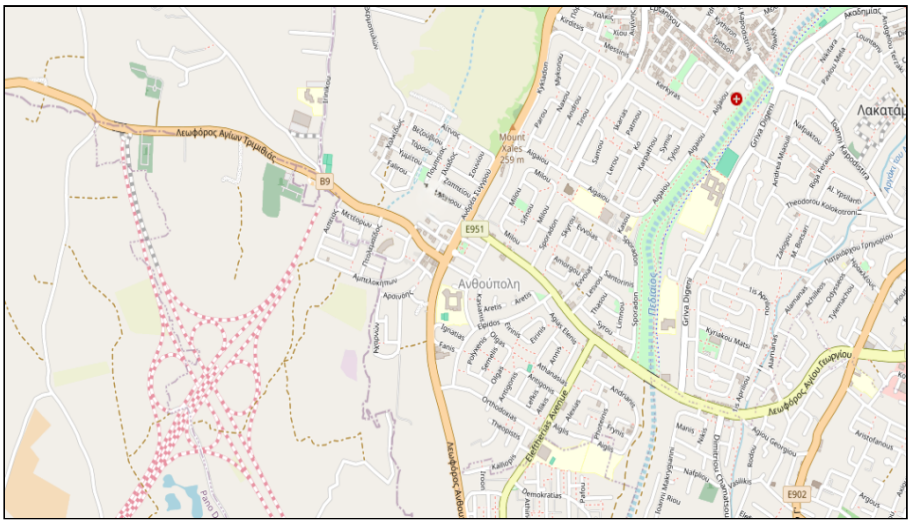


For Sale, Land, Plot, Nicosia, Lakatameia, Anthoupolis, 595m²

For Sale : **€ 159,000**

Description
For Sale | Rectangular Residential Plot of 595 m² with 18-Metre Frontage – Ka6 Zone, Nicosia
A rectangular residential plot of 595 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with excellent development potential.
The property features a regular rectangular shape and a frontage of approximately 18 metres along a registered road, providing convenient access and flexibility in architectural planning. Its practical configuration allows for efficient use of the available land, making it an appealing option for the construction of a spacious private residence or another residential development, subject to the necessary planning approvals.
The plot falls entirely within the Ka6 residential planning zone (100%), with a building density coefficient of 90% and a coverage ratio of 50%.
Based on its total area of 595 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 535.50 m² and an indicative maximum ground coverage of approximately 297.50 m². These figures are theoretical and remain subject to applicable planning regulations and the necessary approvals.
The combination of its 595 m² land area, rectangular configuration, 18-metre frontage and registered road access provides attractive possibilities for designing a modern residence with comfortable indoor living spaces, a private garden and functional outdoor areas.
The property's 90% building density also makes it an interesting option for investors considering a residential development project, provided the proposed use and building plans comply with the relevant planning requirements.
Situated within the wider Nicosia District, the plot offers access to established residential communities and everyday amenities, including schools, supermarkets, pharmacies, shops and other essential services.
Points of interest in the wider area include Lakatamia | Anthoupoli | Nicosia Mall | Strovolos | Nicosia City Centre.
Combining its regular rectangular shape, generous frontage, registered road access and Ka6 residential zoning, this property represents an appealing opportunity for buyers and investors seeking residential land with development potential in Nicosia.
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 10**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **595m²**

Further Details

Corner Plot

Gallery

