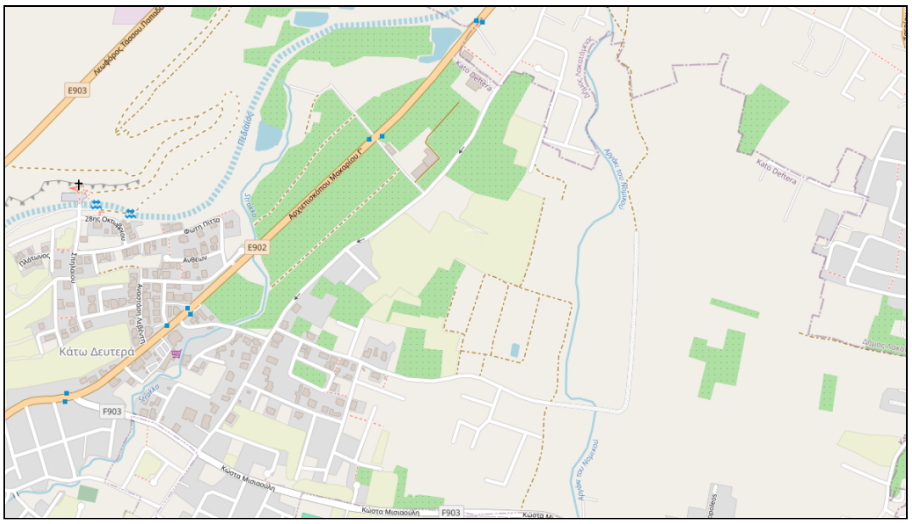


For Sale, Land, Plot, Nicosia, Deftera Kato, 540m²

For Sale : **€ 105,000**

Description
For Sale | Large Rectangular Residential Plot of 540 m² with 19-Metre Frontage – H3 Zone, Nicosia District
A large rectangular residential plot of 540 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with development potential.
The property features a regular rectangular shape and a generous frontage of approximately 19 metres, providing flexibility in architectural planning and allowing for the efficient use of the available land. Its practical configuration makes it an appealing option for buyers considering the construction of a spacious private residence, subject to the necessary planning approvals.
The plot benefits from a right of way, providing an access arrangement that is an important consideration for future development. The exact terms, location and registration status of this right should be verified through the relevant cadastral records and title documentation.
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 540 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 324 m² and an indicative maximum ground coverage of approximately 189 m². These figures are theoretical and remain subject to applicable planning regulations, access requirements and the necessary approvals.
The combination of its 540 m² land area, rectangular configuration, 19-metre frontage and residential zoning provides interesting possibilities for designing a comfortable home with spacious indoor living areas, a private garden and functional outdoor spaces.
Situated in the wider Nicosia District, the plot offers opportunities for residential development with access to established communities and everyday amenities.
Points of interest in the wider area include Lakatamia | Paliometocho | Kokkinotrimithia | Nicosia Mall | Nicosia City Centre.
Combining its generous frontage, regular rectangular shape, right of way and H3 residential zoning, this property 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 11**
Website

Main Features

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

Area

Plot Area: **540m²**

Gallery

