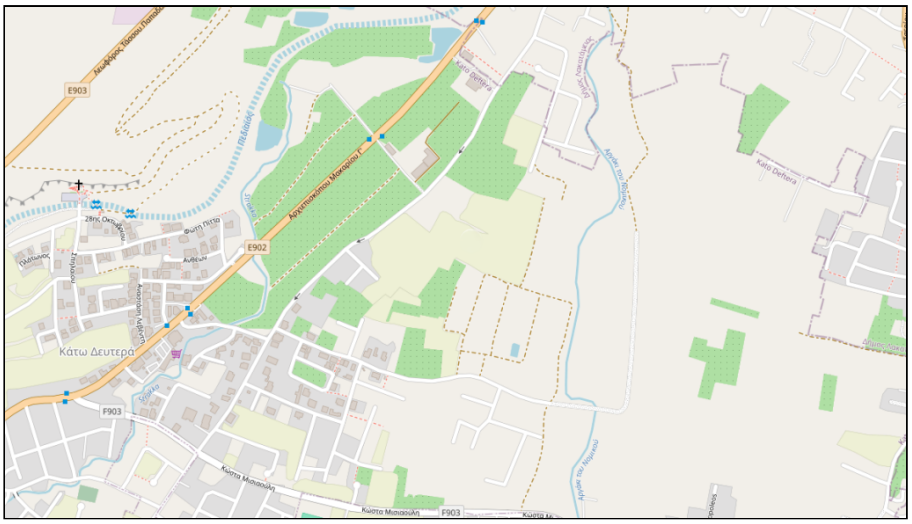


For Sale, Land, Plot, Nicosia, Deftera Kato, 862m²

For Sale : **€ 170,000**

Description
For Sale | Large Rectangular Residential Plot of 862 m² Adjacent to Green Area – H3 Zone, Nicosia District
A large rectangular residential plot of 862 m² is available for sale in Nicosia District, offering an excellent opportunity for individuals, families and investors seeking spacious residential land with attractive development potential.
The property features a regular rectangular shape and an exceptionally generous frontage of approximately 38 metres, providing considerable flexibility in architectural planning and allowing for efficient use of the available land.
One of the property's key advantages is that it adjoins a green area, creating an appealing setting for the development of a private residence with spacious indoor living areas, a landscaped garden and comfortable outdoor spaces.
The plot also benefits from a right of way, which is an important consideration regarding access to the property. The exact terms and registration status of this right should be verified through the relevant title documentation and cadastral records.
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 862 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 517.20 m² and an indicative maximum ground coverage of approximately 301.70 m². These calculations are theoretical and remain subject to applicable planning regulations, access requirements and the necessary approvals.
The combination of its substantial land area, rectangular configuration, impressive 38-metre frontage and adjoining green area offers interesting possibilities for the construction of a spacious detached residence with generous outdoor areas. Alternative residential development options may also be considered, subject to the relevant planning permissions.
Situated in the wider Nicosia District, the plot provides an opportunity to enjoy a residential environment while maintaining access to surrounding communities and everyday amenities.
Points of interest in the wider area include Lakatamia | Anthoupoli | Paliometocho | Nicosia Mall | Nicosia City Centre.
Combining its 862 m² land area, exceptionally wide frontage, right of way, adjoining green area and H3 residential zoning, this property represents an attractive 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**
Website

Status: **Available**

Unit Number: **PLOT 18**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **862m²**

Gallery

