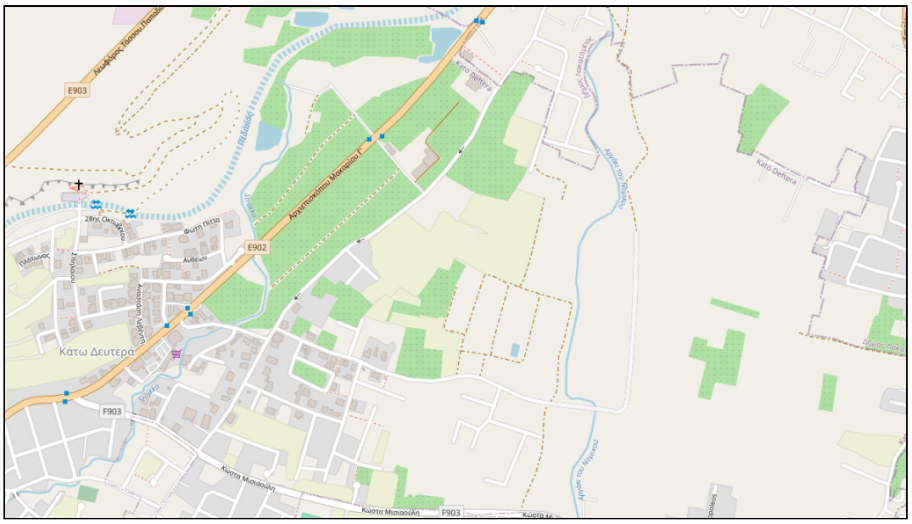


For Sale, Land, Plot, Nicosia, Deftera Kato, 431m²

For Sale : **€ 90,000**

Description
For Sale | Half Residential Plot of 431 m² Adjacent to Green Area – H3 Zone, Nicosia District
A half residential plot with an area of 431 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 generous frontage of approximately 19.06 metres and is situated next to a green area, providing an appealing setting for a future residential development.
The plot also benefits from a right of way, an important feature regarding access to the property. The exact terms 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 the stated area of 431 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 258.60 m² and an indicative maximum ground coverage of approximately 150.85 m². These calculations are theoretical and depend on the property's legal subdivision status, applicable planning regulations, access requirements and the necessary approvals.
The combination of its 431 m² area, wide frontage, right of way and location next to a green area creates interesting possibilities for residential use. Subject to the necessary approvals and clarification of ownership arrangements, the property could be considered for the construction of a private residence with comfortable living spaces and a garden.
Situated within the wider Nicosia District, the property offers access to surrounding residential communities and everyday amenitie
Points of interest in the wider area include Lakatamia | Anthoupoli | Paliometocho | Nicosia Mall | Nicosia City Centre.
Combining its 19.06-metre frontage, adjoining green area and H3 residential zoning, this property represents an interesting opportunity for buyers 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 18A**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **431m²**

Gallery

