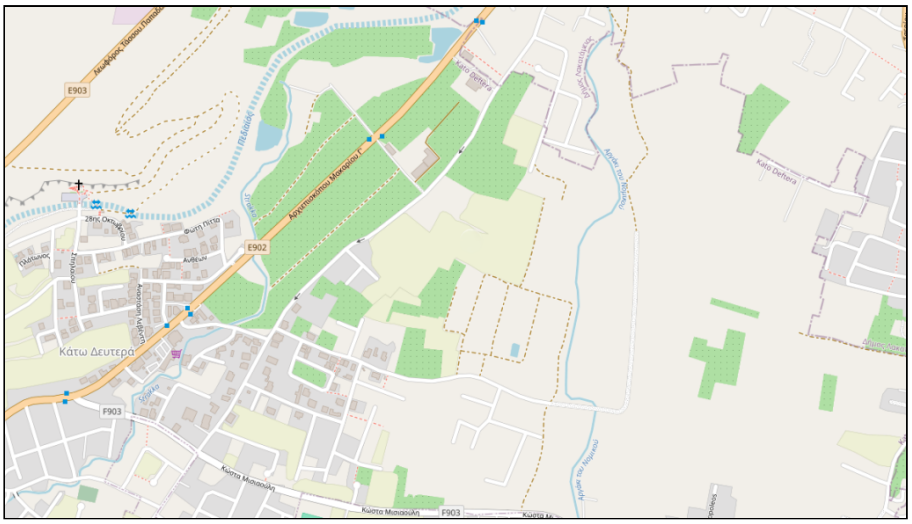


For Sale, Land, Plot, Nicosia, Deftera Kato, 382m²

For Sale : **€ 80,000**

Description
For Sale | Half Residential Plot of 382 m² with 22.01-Metre Frontage – H3 Zone, Nicosia District
A half residential plot of 382 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with development potential.
One of the property's main advantages is its generous frontage of approximately 22.01 metres, providing flexibility for architectural planning and the potential for efficient use of the available land, subject to the property's legal status and the necessary planning approvals.
The property benefits from a right of way, an important feature concerning access to the plot. The exact location, terms and registration status of this right should be verified through the relevant cadastral records and title documentation.
The plot 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 382 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 229.20 m² and an indicative maximum ground coverage of approximately 133.70 m². These calculations are theoretical and remain subject to the property's legal subdivision status, applicable planning regulations, access requirements and the necessary approvals.
The combination of its 382 m² area, impressive 22.01-metre frontage and H3 residential zoning makes the property an interesting option for buyers considering the development of a private residence with comfortable living spaces and functional outdoor areas, provided the relevant ownership and planning requirements are satisfied.
Situated within the wider Nicosia District, the property offers access to surrounding residential communities and everyday amenities.
Points of interest in the wider area include Lakatamia | Anthoupoli | Paliometocho | Nicosia Mall | Nicosia City Centre.
Combining its generous frontage, right of way and residential planning characteristics, 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**
Website

Status: **Available**

Unit Number: **PLOT 21A**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **382m²**

Gallery

