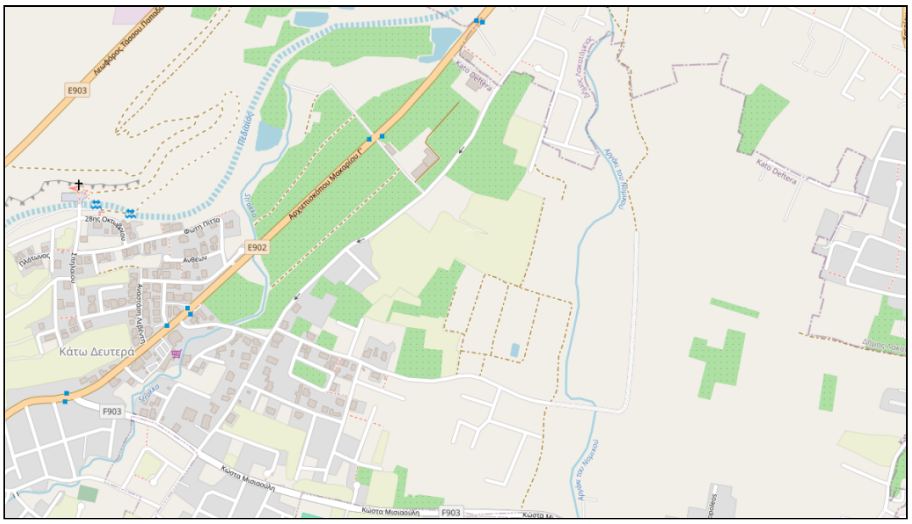


For Sale, Land, Plot, Nicosia, Deftera Kato, 886m²

For Sale : **€ 170,000**

Description
For Sale | Large Rectangular Residential Plot of 886 m² with 36.38-Metre Frontage – H3 Zone, Nicosia District
A large rectangular residential plot of 886 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 36.38 metres, providing considerable flexibility in architectural planning and allowing for efficient use of the available land. Its substantial size and wide frontage make it an appealing option for the construction of a spacious private residence or another residential development, subject to the necessary planning approvals.
The plot benefits from a right of way, which is an important feature regarding access to the property. 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 886 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 531.60 m² and an indicative maximum ground coverage of approximately 310.10 m². These calculations are theoretical and remain subject to applicable planning regulations, access requirements and the necessary approvals.
The combination of its 886 m² land area, rectangular configuration, impressive 36.38-metre frontage and H3 residential zoning offers interesting possibilities for designing a spacious detached residence with comfortable indoor living areas, a landscaped garden and functional outdoor spaces.
The property's generous dimensions also make it an interesting option for investors considering alternative residential development opportunities, provided the proposed plans comply with the relevant planning requirements.
Situated within the wider Nicosia District, the plot offers a residential setting with 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 substantial land area, exceptionally wide frontage, right of way 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**
Status: **Available**
Unit Number: **PLOT 6**
Website

Main Features

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

Area

Plot Area: **886m²**

Gallery

