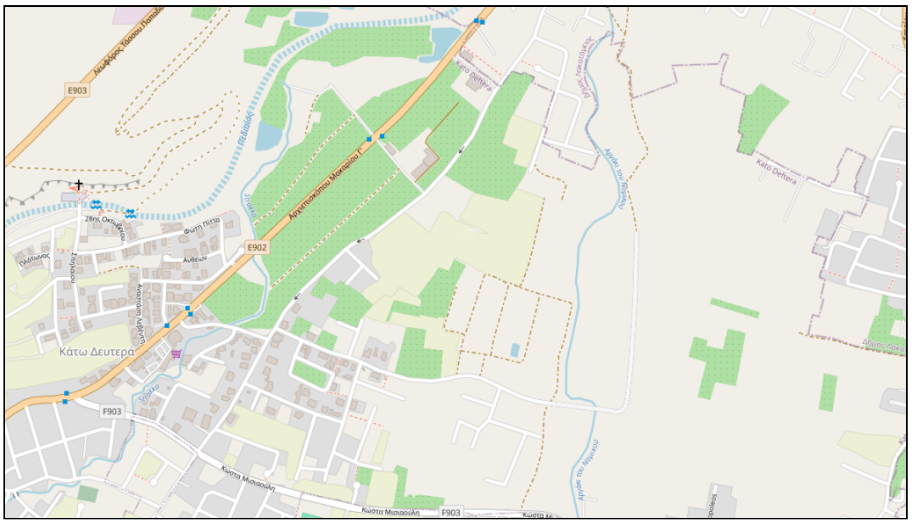


For Sale, Land, Plot, Nicosia, Deftera Kato, 270m²

For Sale : **€ 59,000**

Description
For Sale | Half Rectangular Residential Plot of 270 m² with 13.96-Metre Frontage – H3 Zone, Nicosia District
A half rectangular residential plot of 270 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals, families and investors seeking residential land with promising development potential.
The property features a regular rectangular shape and a frontage of approximately 13.96 metres, providing flexibility in architectural planning and allowing for efficient use of the available land. Its practical configuration makes it an interesting option for buyers considering the construction of a private residence, subject to the necessary planning approvals and clarification of its ownership status.
The plot benefits from a right of way, an important feature regarding access to the property. The exact location, 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 270 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 162 m² and an indicative maximum ground coverage of approximately 94.50 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 270 m² area, rectangular configuration, 13.96-metre frontage and H3 residential zoning offers 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 comfortable private residence with functional indoor living areas and practical outdoor spaces.
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 regular rectangular shape, practical frontage, 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 8B**
Website

Main Features

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

Area

Plot Area: **270m²**

Gallery

