

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 625m²

For Sale : **€ 179,000**

Description
For Sale | Rectangular Residential Plot of 625 m² with 18-Metre Frontage Next to a Green Area – Nicosia District
A rectangular residential plot of 625 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 a generous frontage of approximately 18 metres, providing flexibility in architectural planning and allowing for efficient use of the available land. Its practical configuration makes it an appealing option for the construction of a spacious private residence or another residential development, subject to the necessary planning approvals.
One of the property's most attractive features is its location next to a designated green area, offering a pleasant surrounding environment and an appealing setting for residential living. This characteristic enhances the property's appeal for buyers seeking a home with outdoor space in a residential neighbourhood.
The plot benefits from a building density coefficient of 60% and a coverage ratio of 35%, providing interesting opportunities for residential development.
Based on its total area of 625 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 375 m² and an indicative maximum ground coverage of approximately 218.75 m². Actual development potential remains subject to applicable planning regulations, building restrictions and the necessary approvals.
The combination of its 625 m² land area, rectangular configuration, 18-metre frontage and location beside a green area offers attractive possibilities for designing a comfortable detached residence with spacious indoor living areas, a landscaped garden and functional outdoor spaces.
Its generous dimensions also make it an interesting option for investors considering residential development opportunities, subject to the relevant planning requirements.
Situated within Nicosia District, the property offers access to surrounding residential communities and everyday amenities.
Points of interest in the wider area include Lakatamia | Anthoupoli | Strovolos | Nicosia Mall | Nicosia City Centre.
Combining its generous land area, practical frontage, proximity to a green area, 60% building density and 35% coverage ratio, this residential plot represents an attractive opportunity for buyers and investors seeking 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 3**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **625m²**

Gallery

