

For Sale, Land, Plot, Nicosia, Lakatameia, Agios Nikolaos, 569m²

For Sale : **€ 149,000**

Description
For Sale | Large Residential Plot of 569 m² with 18.72-Metre Frontage Adjoining a Green Area – Nicosia District
A large residential plot of 569 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 generous frontage of approximately 18.72 metres along a registered public road, providing convenient access and flexibility in architectural planning. Its substantial land area and practical frontage make 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 that it directly adjoins a 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 comfortable outdoor spaces in a residential neighbourhood.
The plot benefits from a building density coefficient of 80% and a coverage ratio of 45%, offering interesting opportunities for residential development.
Based on its total area of 569 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 455.20 m² and an indicative maximum ground coverage of approximately 256.05 m². Actual development potential remains subject to applicable planning regulations, building restrictions and the necessary approvals.
The combination of its 569 m² land area, 18.72-metre frontage, registered road access and direct adjacency to a green area offers attractive possibilities for designing a comfortable detached residence with spacious indoor living areas, a landscaped garden and functional outdoor spaces.
The property's generous dimensions and favourable planning coefficients also make it an interesting option for investors considering residential development opportunities, provided the proposed plans comply with the relevant planning requirements.
Situated within Nicosia District, the property offers access to surrounding residential communities and everyday amenities.
Important points of interest in the wider area include Lakatamia | Anthoupoli | Strovolos | Nicosia Mall | Nicosia City Centre.
Combining its generous land area, wide frontage, registered road access, adjoining green area, 80% building density and 45% 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**	Status: **Available**	Unit Number: **PLOT 7**
Website		

Main Features

Property Subtype: **Plot**	Town Planning Zone: **Residential**	Height: **10**

Area

Plot Area: **569m²**

Gallery

