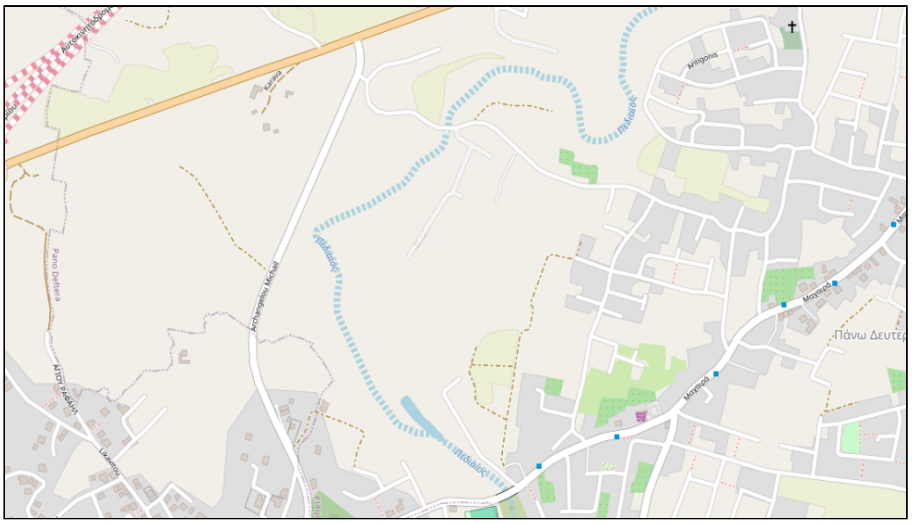


For Sale, Land, Plot, Nicosia, Deftera Pano, 594m²

For Sale : **€ 79,000**

Description
For Sale | Rectangular Residential Plot of 594 m² with 20.86-Metre Frontage in Nicosia District – 90% Building Density
A rectangular residential plot of 594 m² is available for sale in Nicosia District, offering an interesting opportunity for individuals and investors seeking residential land with attractive development potential.
The property features a regular rectangular shape and a generous frontage of approximately 20.86 metres, providing flexibility for architectural planning and efficient use of the available land.
The plot is currently classified as landlocked, meaning that it does not have confirmed legal access to a registered public road. Any proposed development would therefore require clarification of the property's legal access arrangements and the relevant planning requirements.
The property benefits from a building density coefficient of 90% and a coverage ratio of 50%, offering considerable potential for residential development, subject to securing the necessary access rights and planning approvals.
Based on its total area of 594 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 534.60 m² and an indicative maximum ground coverage of approximately 297 m².
The combination of its 594 m² land area, rectangular configuration, 20.86-metre frontage and favourable planning coefficients makes the property an interesting option for buyers considering future residential development or a long-term land investment.
The property's development potential will depend on the resolution of its access status, applicable planning regulations, building restrictions and the necessary approvals.
Situated within Nicosia District, the property offers a location in the wider residential surroundings of the capital.
Points of interest in the broader area include Lakatamia | Tseri | Paliometocho | Nicosia Mall | Nicosia City Centre.
Combining its generous land area, practical rectangular shape, wide frontage, 90% building density and 50% coverage ratio, this residential plot represents an opportunity for buyers and investors who are prepared to evaluate its access requirements and future development possibilities.
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 12**
Website

Main Features

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

Area

Plot Area: **594m²**

Gallery

