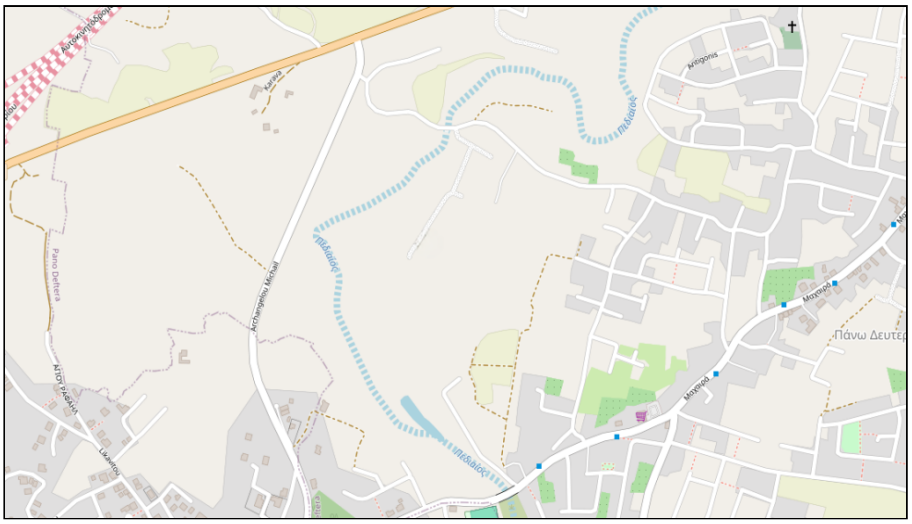


For Sale, Land, Plot, Nicosia, Deftera Pano, 597m²

For Sale : **€ 79,000**

Description
For Sale | Rectangular Residential Plot of 597 m² with 19.02-Metre Frontage in Nicosia District – 90% Building Density
A rectangular residential plot of 597 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals and investors seeking residential land with considerable future development potential.
The property features a regular rectangular shape and a generous frontage of approximately 19.02 metres, providing flexibility in architectural planning and allowing for efficient use of the available land.
The plot is currently classified as landlocked, meaning that direct legal access to a registered public road has not been established. Any proposed development would therefore require clarification of the property's access arrangements and compliance with the relevant planning requirements.
The property benefits from a building density coefficient of 90% and a coverage ratio of 50%, offering significant potential for residential development, subject to the necessary legal access arrangements and planning approvals.
Based on its total area of 597 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 537.30 m² and an indicative maximum ground coverage of approximately 298.50 m².
The combination of its 597 m² land area, rectangular configuration, 19.02-metre frontage and favourable planning coefficients makes the property an interesting option for buyers considering the construction of a private residence or another residential development, subject to the relevant approvals.
Its substantial size and development coefficients also make it an appealing opportunity for investors considering long-term land investment, while taking into account the property's current access status.
Situated within Nicosia District, the property is located 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 interesting opportunity for buyers and investors seeking land with future development potential, subject to resolving the necessary access requirements.
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 13**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **597m²**

Gallery

