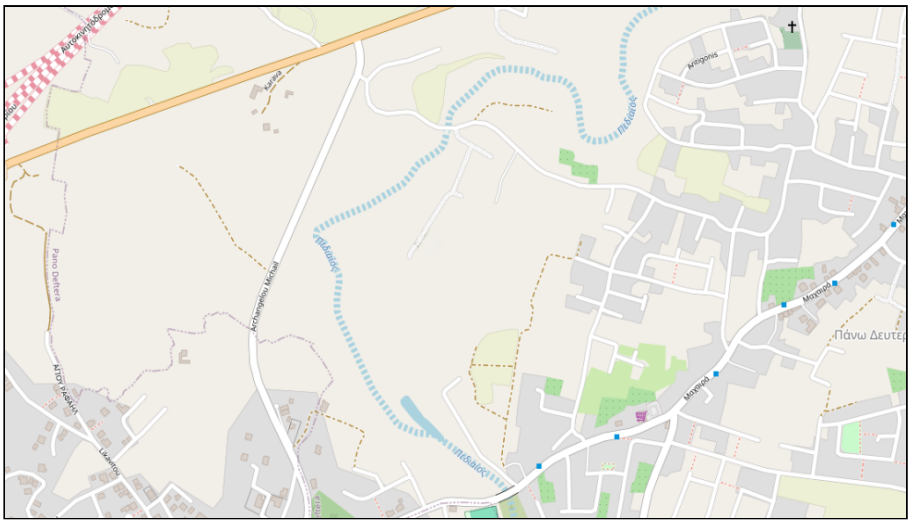


For Sale, Land, Plot, Nicosia, Deftera Pano, 290m²

For Sale : **€ 45,000**

Description
For Sale | Half-Share of a Rectangular Residential Plot of 290 m² with 9.49-Metre Frontage – Nicosia District
A half-share of a rectangular residential plot, corresponding to approximately 290 m², is available for sale in Nicosia District, presenting an interesting opportunity for buyers and investors seeking residential land with future development potential.
The property features a regular rectangular configuration and a frontage measurement of approximately 9.49 metres, offering a practical layout for potential residential planning, subject to the property's legal ownership structure and the necessary approvals.
The plot is classified as landlocked, meaning that direct access to a registered public road has not been established. The property's access arrangements should therefore be examined before proceeding with any proposed development.
The property benefits from a building density coefficient of 90% and a coverage ratio of 50%, offering attractive planning coefficients for residential use.
Based on the stated area of 290 m², these coefficients correspond to an indicative buildable floor area of approximately 261 m² and an indicative ground coverage of approximately 145 m². These figures are theoretical and remain subject to the legal status of the half-share, applicable planning regulations and the necessary approvals.
The combination of its 290 m² area, rectangular configuration, 9.49-metre frontage measurement and favourable planning coefficients makes this property an interesting option for buyers considering a future residential project or a long-term land investment.
As the property is offered as a half-plot, it is important to establish whether the 290 m² constitutes a legally subdivided parcel or an undivided half-share of a larger property. This distinction may affect ownership rights, development possibilities and the availability of a separate title deed.
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 practical dimensions, 90% building density and 50% coverage ratio, this residential land opportunity may appeal to investors and buyers willing to assess its ownership and access arrangements before development.
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 14A**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **290m²**

Gallery

