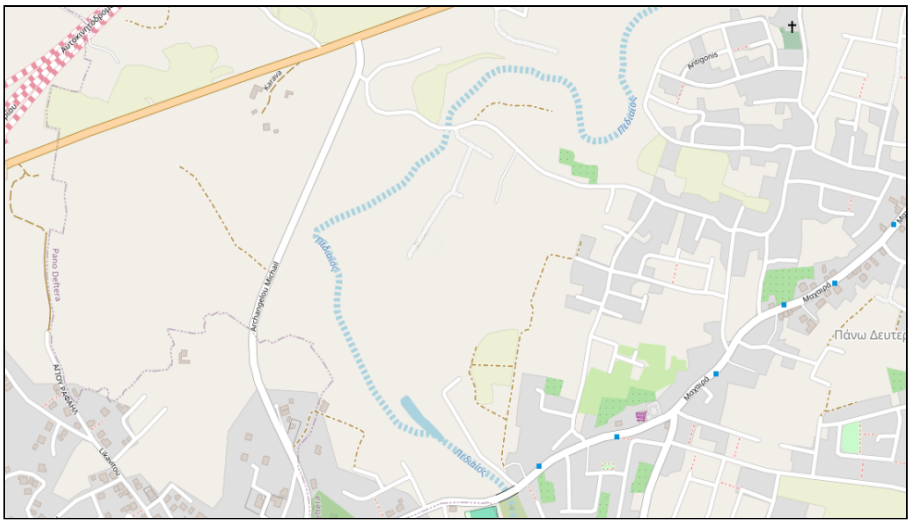


For Sale, Land, Plot, Nicosia, Deftera Pano, 289m²

For Sale : **€ 45,000**

Description
For Sale | Half Rectangular Residential Plot of 289 m² with 9.33-Metre Frontage – Nicosia District
A half rectangular residential plot of 289 m² is available for sale in Nicosia District, presenting an interesting opportunity for individuals and investors seeking residential land with future development potential.
The property features a regular rectangular configuration and a frontage measurement of approximately 9.33 metres, offering practical dimensions for potential residential planning, subject to its legal ownership status and the necessary approvals.
The plot is classified as landlocked, meaning that direct access to a registered public road has not been established. Its legal 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%, providing attractive planning coefficients for residential use.
Based on the stated area of 289 m², these coefficients correspond to an indicative buildable floor area of approximately 260.10 m² and an indicative ground coverage of approximately 144.50 m². These figures are theoretical and remain subject to the property's legal status, applicable planning regulations and the necessary approvals.
The combination of its 289 m² area, rectangular configuration, 9.33-metre frontage measurement and favourable planning coefficients makes the property an interesting option for buyers considering future residential development or a long-term land investment.
As the property is offered as a half-plot, it is important to establish whether the 289 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 buyers and investors 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 14B**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **289m²**

Gallery

