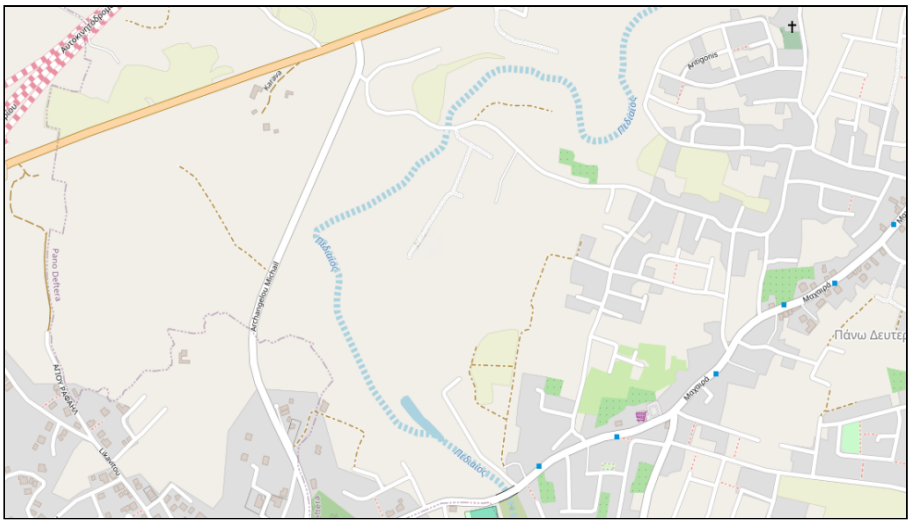


For Sale, Land, Plot, Nicosia, Deftera Pano, 523m²

For Sale : **€ 75,000**

Description
For Sale | Rectangular Residential Plot of 523 m² with 18.46-Metre Frontage – Nicosia District
A rectangular residential plot of 523 m² is available for sale in Nicosia District, presenting an attractive opportunity for individuals and investors seeking residential land with promising future development potential.
The property features a regular rectangular shape and a generous frontage measurement of approximately 18.46 metres, offering practical dimensions and flexibility for potential architectural planning and efficient utilisation of the available land.
The plot is classified as landlocked, meaning that direct access to a registered public road has not been established. Its legal access arrangements will therefore need to be clarified before proceeding with any proposed development.
The property benefits from a building density coefficient of 90% and a coverage ratio of 50%, providing favourable planning coefficients for potential residential use.
Based on its total area of 523 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 470.70 m² and an indicative maximum ground coverage of approximately 261.50 m².
The combination of its 523 m² land area, rectangular configuration, 18.46-metre frontage measurement 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 necessary legal access arrangements and planning approvals.
Its practical dimensions and attractive development coefficients also make it an appealing option for investors considering a long-term residential land investment, while taking into account the property's current landlocked 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 measurement, 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 clarification of its legal access status.
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 17**
Website

Main Features

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

Area

Plot Area: **523m²**

Gallery

