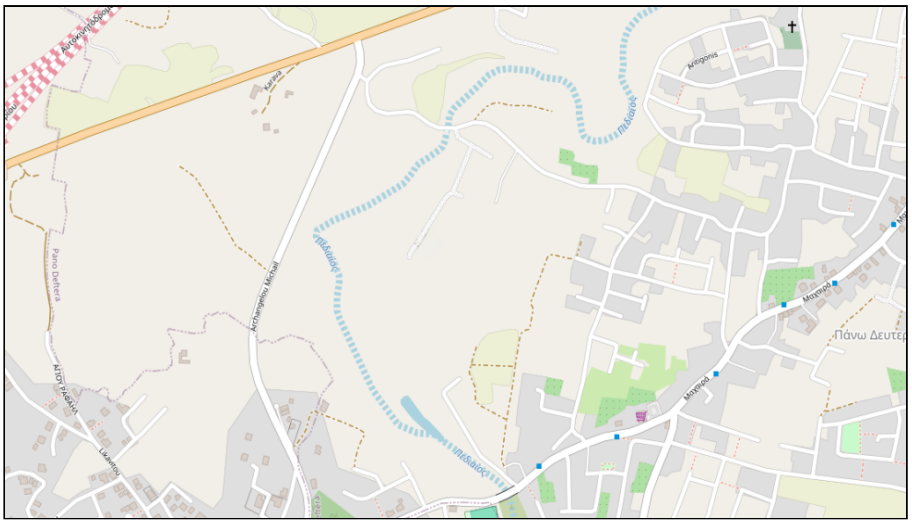


For Sale, Land, Plot, Nicosia, Deftera Pano, 522m²

For Sale : **€ 75,000**

Description
For Sale | Corner Rectangular Residential Plot of 522 m² with 48-Metre Frontage – Nicosia District
A corner rectangular residential plot of 522 m² is available for sale in Nicosia District, presenting an attractive opportunity for individuals and investors seeking residential land with significant future development potential.
The property stands out for its regular rectangular shape, corner configuration and impressive total frontage measurement of approximately 48 metres. These characteristics provide flexibility for potential architectural planning and efficient utilisation of the available land.
The plot is classified as landlocked, meaning that direct legal access to a registered public road has not been established. Although the property is described as a corner plot, its legal access arrangements must be clarified before proceeding with any proposed development.
The property benefits from a building density coefficient of 90% and a coverage ratio of 50%, offering favourable planning coefficients for potential residential development.
Based on its total area of 522 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 469.80 m² and an indicative maximum ground coverage of approximately 261 m².
The combination of its 522 m² land area, rectangular configuration, corner position and substantial 48-metre frontage measurement 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 configuration and attractive planning 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 corner configuration, generous frontage measurement, rectangular shape, 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**
Website

Status: **Available**

Unit Number: **PLOT 18**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **522m²**

Gallery

