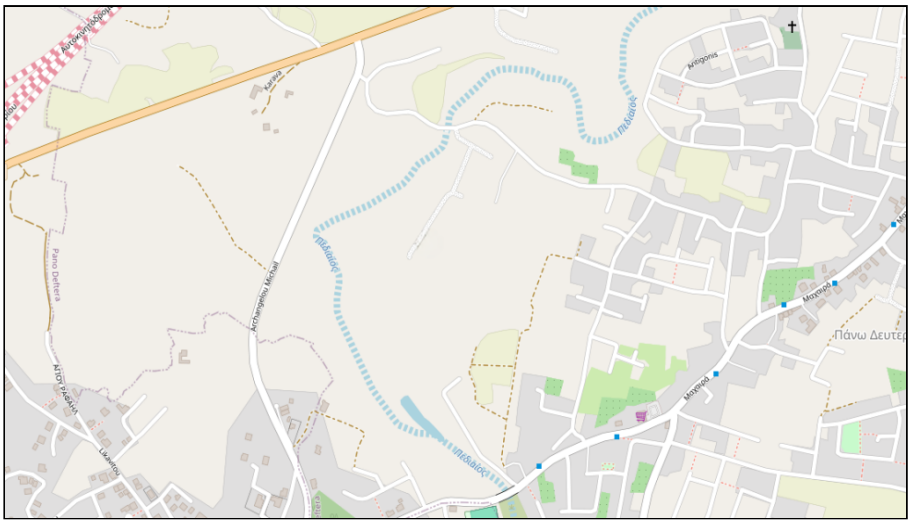


For Sale, Land, Plot, Nicosia, Deftera Pano, 262m²

For Sale : **€ 45,000**

Description
For Sale | Rectangular Residential Plot of 262 m² Adjacent to a Green Area – Nicosia District
A rectangular residential plot of 262 m² is available for sale in Nicosia District, offering an interesting opportunity for individuals and investors seeking residential land with potential for future development.
The property features a regular rectangular shape and a frontage measurement of approximately 14.41 metres, providing practical dimensions for potential architectural planning and efficient use of the available land.
An important advantage of the property is its location adjacent to a green area, offering a pleasant surrounding environment and an attractive setting for a potential future residence.
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%, offering favourable planning coefficients for potential residential use
Based on its total area of 262 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 235.80 m² and an indicative maximum ground coverage of approximately 131 m².

The combination of its 262 m² land area, rectangular configuration, 14.41-metre frontage measurement and position next to a green area 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 manageable size, attractive planning coefficients and proximity to a green area 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 surroundings of the capital.
Points of interest in the broader area include Lakatamia | Tseri | Paliometocho | Nicosia Mall | Nicosia City Centre.
Combining its practical rectangular shape, 14.41-metre frontage measurement, location adjacent to a green area, 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 1B**
Website

Main Features

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

Area

Plot Area: **262m²**

Gallery

