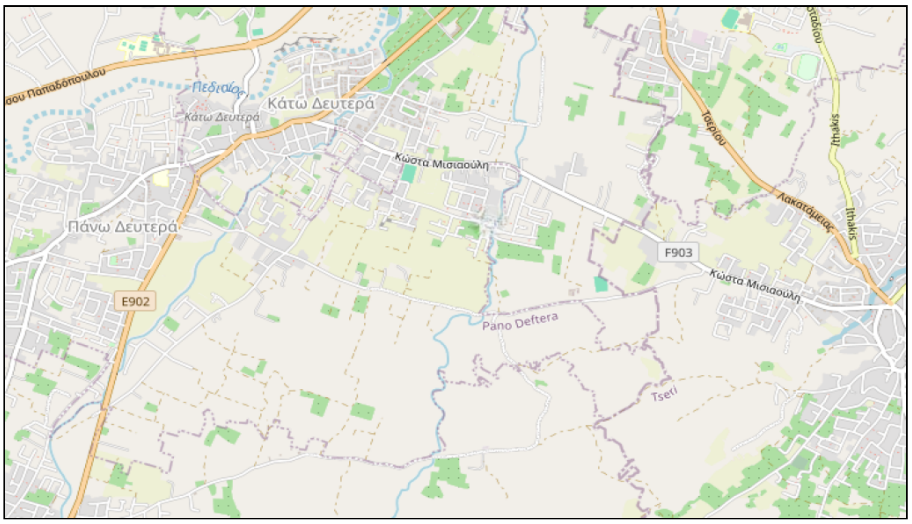


For Sale, Land, Plot, Nicosia, Deftera Pano, 448m²

For Sale : **€ 89,000**

Description
For Sale | Half Share of a Rectangular Residential Plot of 448 m² with Registered Road Access – Nicosia District
A half share of a rectangular residential plot, corresponding to approximately 448 m², is available for sale in Nicosia District. The property represents an interesting opportunity for buyers and investors seeking residential land with favourable planning coefficients and access to a registered road.
The plot features a regular rectangular shape and a frontage measurement of approximately 15.63 metres, offering practical dimensions for potential residential planning.
An important advantage is its access via a registered road, providing convenient connectivity to the surrounding road network.
The property benefits from a building density coefficient of 60% and a coverage ratio of 35%, offering potential for future residential development, subject to the relevant planning regulations and approvals.
Based on the stated area of 448 m², these coefficients correspond to an indicative buildable floor area of 268.80 m² and an indicative maximum ground coverage of 156.80 m². These calculations are theoretical and depend on the legal ownership structure and applicable planning requirements.
The combination of its 448 m² area, rectangular configuration, 15.63-metre frontage measurement and registered road access makes the property an interesting option for those considering a private residence or a long-term investment in residential land.
The property is situated within Nicosia District, with access to the wider residential communities, amenities and services surrounding the capital.
Its regular shape, favourable planning coefficients and registered road access make this property worth considering for future residential use, subject to confirmation of the half-share ownership arrangements and any necessary subdivision or development approvals.
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 1A**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **448m²**

Gallery

