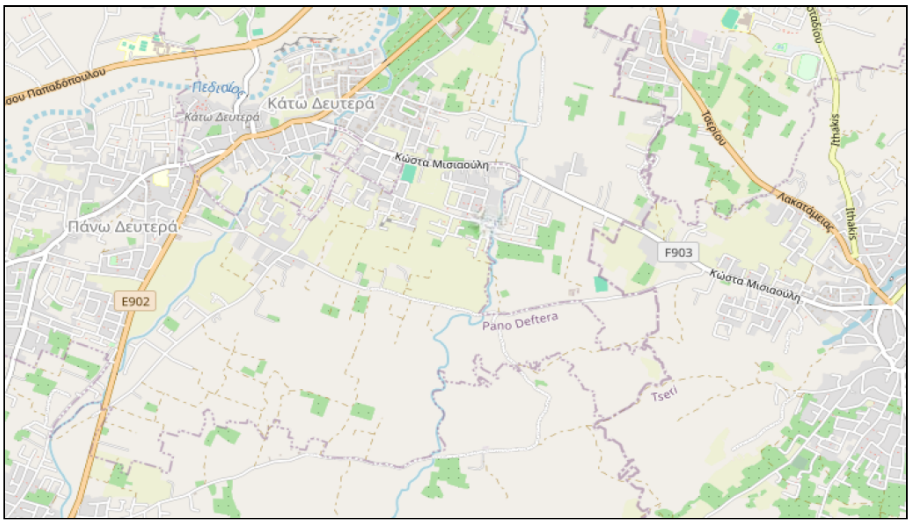


For Sale, Land, Plot, Nicosia, Deftera Pano, 293m²

For Sale : **€ 57,000**

Description
For Sale | Half Rectangular Residential Plot of 293 m² with Registered Road Access – Nicosia District
A half rectangular residential plot of 293 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 4.72 metres, providing a defined configuration for potential residential planning.
An important advantage of the property is its access via a registered road, offering connectivity to the surrounding road network.
The plot benefits from a building density coefficient of 60% and a coverage ratio of 35%, providing potential for residential development, subject to applicable planning regulations and approvals.
Based on the stated area of 293 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 175.80 m² and an indicative maximum ground coverage of approximately 102.55 m².
The combination of its 293 m² land area, rectangular configuration, 4.72-metre frontage measurement and registered road access makes the property an interesting option for buyers considering a future residential project or a long-term investment in land.
The property is situated within Nicosia District, in the wider area of the capital, with surrounding points of interest including Pano Deftera | Kato Deftera | Psimolofou | Nicosia City Centre.
Its manageable size, planning coefficients and registered road access make this property worth considering for potential residential use, subject to confirmation of the ownership arrangements, frontage requirements 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 3B**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **293m²**

Gallery

