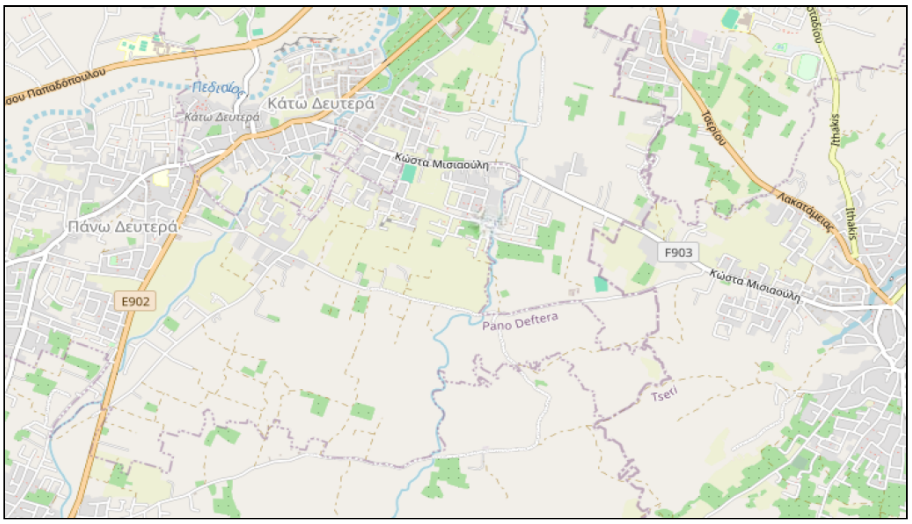


For Sale, Land, Plot, Nicosia, Deftera Pano, 315m²

For Sale : **€ 59,000**

Description
For Sale | Half Rectangular Residential Plot of 315 m² with Registered Road Access – Nicosia District
A half rectangular residential plot of 315 m² is available for sale in Nicosia District, offering an attractive opportunity for individuals and investors seeking residential land with favourable planning coefficients and convenient road access.
The property features a regular rectangular shape and a generous frontage measurement of approximately 18.29 metres, providing practical dimensions and flexibility for potential residential planning.
An important advantage of the property is its access via a registered road, offering connectivity to the surrounding road network and facilitating access to the plot.
The property benefits from a building density coefficient of 60% and a coverage ratio of 35%, providing potential for future residential development, subject to the applicable planning regulations and necessary approvals.
Based on the stated area of 315 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 189 m² and an indicative maximum ground coverage of approximately 110.25 m².
The combination of its 315 m² land area, rectangular configuration, 18.29-metre frontage measurement and registered road access makes the property an interesting option for buyers considering a private residence or a long-term investment in residential land.
Situated within Nicosia District, the property is located in the wider surroundings of the capital. Points of interest in the broader area include Pano Deftera | Kato Deftera | Psimolofou | Nicosia City Centre, offering access to the wider residential communities, amenities and services of the district.
Its practical dimensions, favourable planning coefficients and registered road access make this property an appealing investment opportunity, subject to confirmation of the 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 4B**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **315m²**

Gallery

