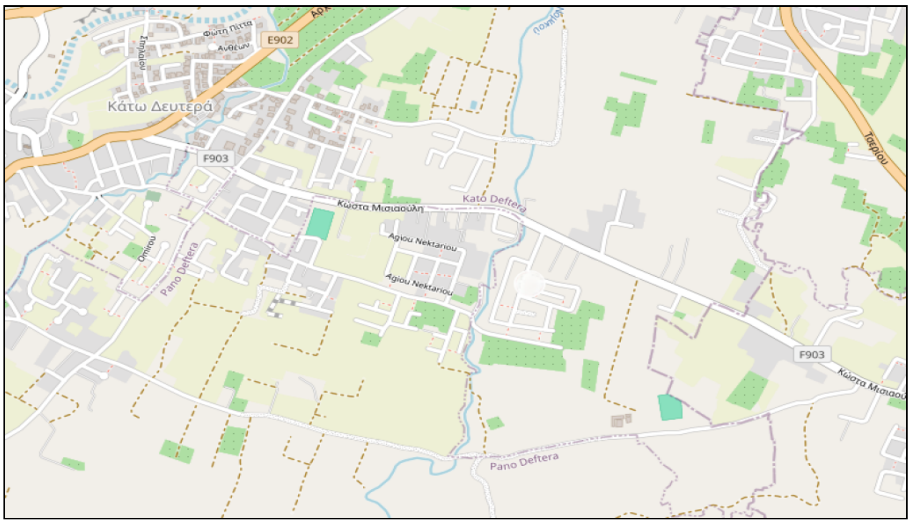


For Sale, Land, Plot, Nicosia, Deftera Kato, 524m²

For Sale : **€ 119,000**

Description
For Sale | Rectangular Residential Plot of 524 m² with Title Deed and House Building Permit – Nicosia District
An attractive rectangular residential plot of 524 m² is available for sale in Nicosia District, offering an excellent opportunity for buyers and investors seeking residential land with a title deed, an existing house building permit and no VAT applicable.
The property features a regular rectangular shape and a road frontage of approximately 19 metres, providing practical dimensions and flexibility for residential planning.
An important advantage of the plot is its access via a registered road, ensuring connectivity to the surrounding road network.
The property benefits from a building density coefficient of 60% and a coverage ratio of 35%, offering favourable planning parameters for potential residential development.
Based on its total area of 524 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 314.40 m² and an indicative maximum ground coverage of approximately 183.40 m², subject to the applicable planning regulations.
A particularly valuable feature is that the property comes with a title deed and an existing building permit for a house. This provides a significant advantage for buyers wishing to proceed with a residential project, subject to verification of the permit's validity, approved plans and conditions.
Furthermore, the sale is not subject to VAT, offering an additional financial advantage to prospective purchasers.
The combination of its 524 m² land area, rectangular shape, 19-metre frontage, registered road access, title deed and existing house building permit makes the property an appealing option for buyers planning to construct their own residence.
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 residential communities and amenities in the district.
Combining its favourable planning coefficients, registered road access, existing house building permit, title deed and VAT-free sale, this residential plot represents an attractive opportunity for buyers seeking land for a future home.
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**
Website

Main Features

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

Area

Plot Area: **524m²**

Gallery

