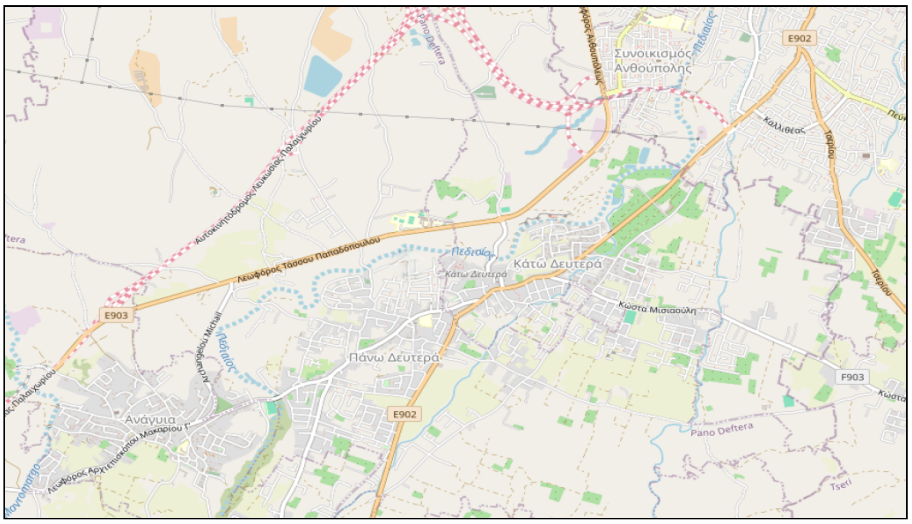


For Sale, Land, Plot, Nicosia, Deftera Pano, 551m²

For Sale : **€ 95,000**

Description
For Sale | Corner Residential Plot of 551 m² with Impressive 44.38-Metre Frontage – Nicosia District
A corner residential plot of 551 m² is available for sale in Nicosia District, offering an interesting opportunity for individuals and investors seeking residential land with favourable planning coefficients and potential for future development.
The property stands out for its corner configuration and impressive total frontage measurement of approximately 44.38 metres, providing generous dimensions and flexibility for potential architectural planning and land utilisation.
The plot is currently classified as landlocked, meaning that direct legal access to a registered public road has not been established.
Although the property has a corner configuration and a substantial frontage measurement, its access arrangements must 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 parameters for potential residential use.
Based on its total area of 551 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 495.90 m² and an indicative maximum ground coverage of approximately 275.50 m².
The combination of its 551 m² land area, corner position, substantial 44.38-metre frontage measurement and attractive planning coefficients makes the property an interesting option for buyers considering a private residence or another residential development, subject to the necessary legal access arrangements and planning approvals.
Its generous dimensions and development potential also make it worth considering as a long-term residential land investment, taking into account its current landlocked status.
Situated within Nicosia District, the property is located in the wider residential surroundings of the capital. Points of interest in the broader area include Pano Deftera | Kato Deftera | Psimolofou | Tseri | Nicosia City Centre.
Combining its corner configuration, impressive frontage measurement, 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**
Website

Status: **Available**

Unit Number: **PLOT 12**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **551m²**

Gallery

