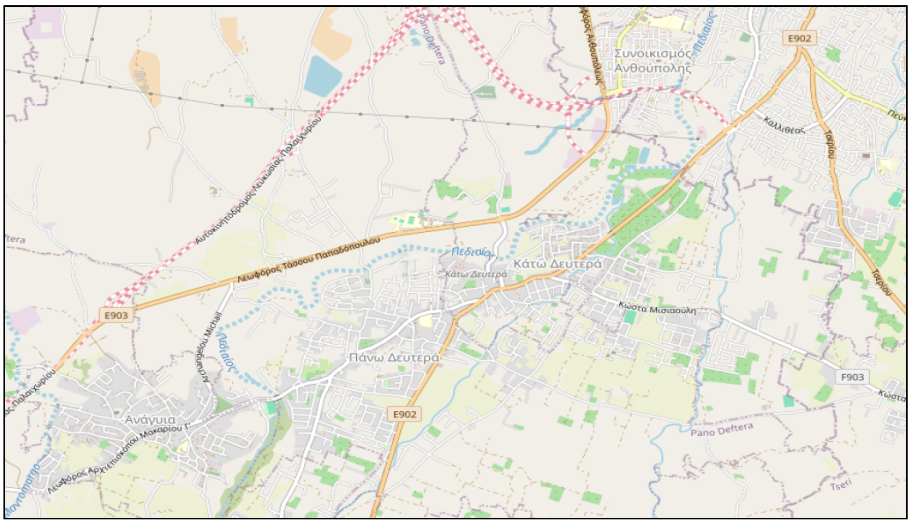


For Sale, Land, Plot, Nicosia, Deftera Pano, 558m²

For Sale : **€ 95,000**

Description
For Sale | Rectangular Residential Plot of 558 m² with Large 27.50-Metre Frontage – Nicosia District
A rectangular residential plot of 558 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 regular rectangular shape and impressive frontage measurement of approximately 27.50 metres. Its generous dimensions provide flexibility for potential architectural planning and efficient utilisation of the available land.
The plot is classified as landlocked, meaning that direct legal access to a registered public road has not been established. Its legal access arrangements must therefore 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 attractive planning parameters for potential residential development.
Based on its total area of 558 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 502.20 m² and an indicative maximum ground coverage of approximately 279 m², subject to applicable planning regulations.
The combination of its 558 m² land area, rectangular configuration, substantial 27.50-metre frontage measurement and favourable planning coefficients makes the property an interesting option for buyers considering the construction of a private residence or another residential development, subject to the necessary legal access arrangements and planning approvals.
Its generous dimensions and potential for future utilisation also make it worth considering as a long-term investment in residential land, 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 regular rectangular shape, 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 15**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **558m²**

Gallery

