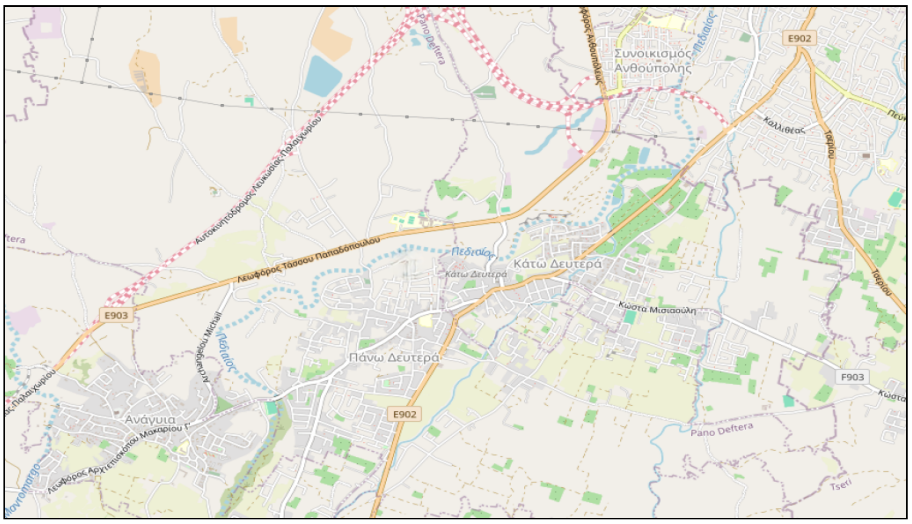


For Sale, Land, Plot, Nicosia, Deftera Pano, 533m²

For Sale : **€ 89,000**

Description
For Sale | Rectangular Residential Plot of 533 m² with 17-Metre Frontage – Nicosia District
A rectangular residential plot of 533 m² is available for sale in Nicosia District, offering an interesting opportunity for buyers and investors seeking residential land with favourable planning coefficients and potential for future development.
The property features a regular rectangular shape and a frontage measurement of approximately 17 metres, providing practical dimensions for potential residential planning and efficient utilisation of the available land.
The plot is currently 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 use.
Based on its total area of 533 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 479.70 m² and an indicative maximum ground coverage of approximately 266.50 m², subject to applicable planning regulations and necessary approvals.
The combination of its 533 m² land area, rectangular configuration, 17-metre frontage measurement and favourable planning coefficients makes the property an interesting option for buyers considering a private residence or another residential development, provided that the necessary legal access arrangements and planning permissions can be secured.
Its practical shape 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, connecting the area with the wider residential communities and amenities of the district.
Combining its rectangular shape, 17-metre 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 23**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **8**

Area

Plot Area: **533m²**

Gallery

