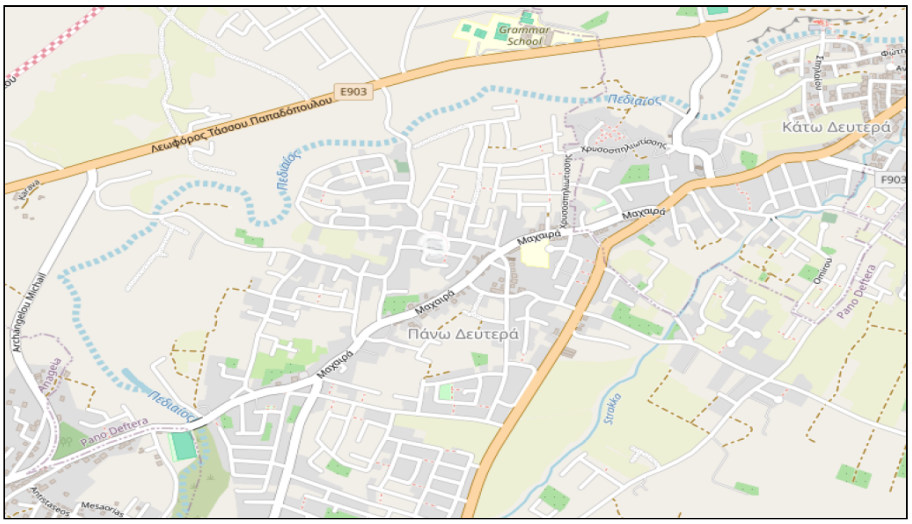


For Sale, Land, Plot, Nicosia, Deftera Pano, 551m²

For Sale

Description
For Sale | Residential Plot of 551 m² with 120% Building Density in Pano Deftera, Nicosia – Primarily Offered for Land Exchange
An attractive residential plot of 551 m² is available for sale in Pano Deftera, Nicosia District, presenting an excellent opportunity for property developers and investors seeking land with significant residential development potential.
The property features a frontage of approximately 18.50 metres, providing flexibility for the architectural design and layout of a future residential development.
The plot falls within Residential Planning Zone H1, with a building density coefficient of 120% and a coverage ratio of 70%, offering particularly favourable planning parameters for residential development, subject to the applicable regulations and necessary approvals.
Based on its total area of 551 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 661.20 m² and an indicative maximum ground coverage of approximately 385.70 m². These figures highlight the property's potential for residential construction, depending on the approved architectural plans and relevant planning requirements.
Situated in Pano Deftera, within Nicosia District, the property offers access to the amenities and services of the surrounding communities. Important points of reference in the wider area include Pano Deftera Village Centre | Kato Deftera | Psimolofou | Tseri | Nicosia City Centre, providing connections to neighbouring residential areas and the capital.
A particularly important feature is that the property is primarily offered through a land exchange arrangement (antiparochi), making it especially appealing to developers interested in exploring residential development opportunities through an agreement with the landowner.
The combination of its 551 m² land area, 18.50-metre frontage, H1 residential planning zone, 120% building density and 70% coverage ratio makes this plot an attractive option for investors and developers seeking to maximise the potential of residential land in Pano Deftera.
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 discuss a potential land exchange arrangement!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **11**

Area

Plot Area: **551m²**

Gallery

