

For Sale, Land, Field, Nicosia, Deftera Pano, 579m²

For Sale

Description
For Sale | Residential Field of 579 m² in Pano Deftera, Nicosia – Primarily Offered for Land Exchange
A residential field of 579 m² is available for sale in Pano Deftera, Nicosia District, presenting an interesting opportunity for private buyers, investors and property developers seeking land with residential development potential.
The property features a frontage of approximately 17.90 metres, offering possibilities for the planning and design of a future residential development, subject to the applicable regulations and necessary approvals.
The field falls within Residential Planning Zone H1, with a building density coefficient of 20% and a coverage ratio of 70%, according to the provided property details.
Based on its total area of 579 m², these coefficients correspond to an indicative maximum buildable floor area of approximately 115.80 m² and an indicative maximum ground coverage of approximately 405.30 m². Actual development possibilities remain subject to the applicable planning restrictions and necessary permits.
Situated in Pano Deftera, within Nicosia District, the property provides 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, connecting the area with neighbouring residential communities and the capital.
An important characteristic of the property is that the owner is primarily interested in a land exchange arrangement (antiparochi), offering an alternative transaction opportunity for developers and investors, subject to mutually agreed terms.
Combining its 579 m² land area, 17.90-metre frontage, residential planning designation and potential for a land exchange agreement, this property represents an opportunity for buyers and developers interested in 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%5Bfield%5D=field
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: **Field**
Town Planning Zone: **Residential**
Height: **11**

Area

Plot Area: **579m²**

Gallery

