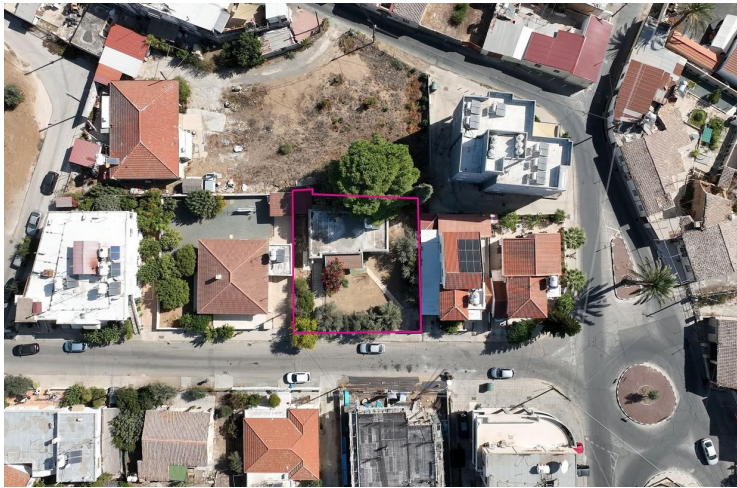


#184450

Residential Plot in Agia Paraskevi, Lakatamia, Nicosia

€175,000





Overview

Specifications

Bedrooms

 1

Bathrooms

 1

Covered

 75 m²

Type	House	Plot	496 m ²
Toilets	1	Year of construction	1989

Description

Situated in a quiet residential area of Agia Paraskevi, Lakatamia Municipality, Nicosia, this 496sq.m. residential plot offers excellent potential for new residential development. With easy access to Archbishop Makariou C' Avenue and key local amenities, it's an ideal opportunity for investors, developers, or private buyers looking to build in a sought-after neighborhood. Property Overview The plot features a frontage of approximately 21 meters along Ariadnis Street and includes an existing detached ground-floor house (75sq.m. enclosed area). The current structure is considered obsolete and does not represent the best and highest use of the land, making the property particularly attractive for redevelopment. Planning & Zoning Details • Planning Zone: Kα5 • Building Coefficient: 100% • Coverage Coefficient: 50% • Maximum Floors: 3 • Maximum Building Height: 13.5 meters • Plot Size: 496sq.m. • Frontage: Approx. 21 meters These parameters allow for the development of a multi-storey residential building or spacious homes, depending on your project goals. Prime Location Conveniently positioned: • Approx. 100 m from Archbishop Makariou C' Avenue • Approx. 170 m from Saint Paraskevi Church • Approx. 900 m from Lyceum Agios Georgios This central yet peaceful location offers easy access to schools, shops, and services while maintaining a calm suburban feel — ideal for family-oriented developments. Pending issuance of Energy Performance Certificate. The title deed in place, corresponds to the plot.



Additional information

Contact us



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