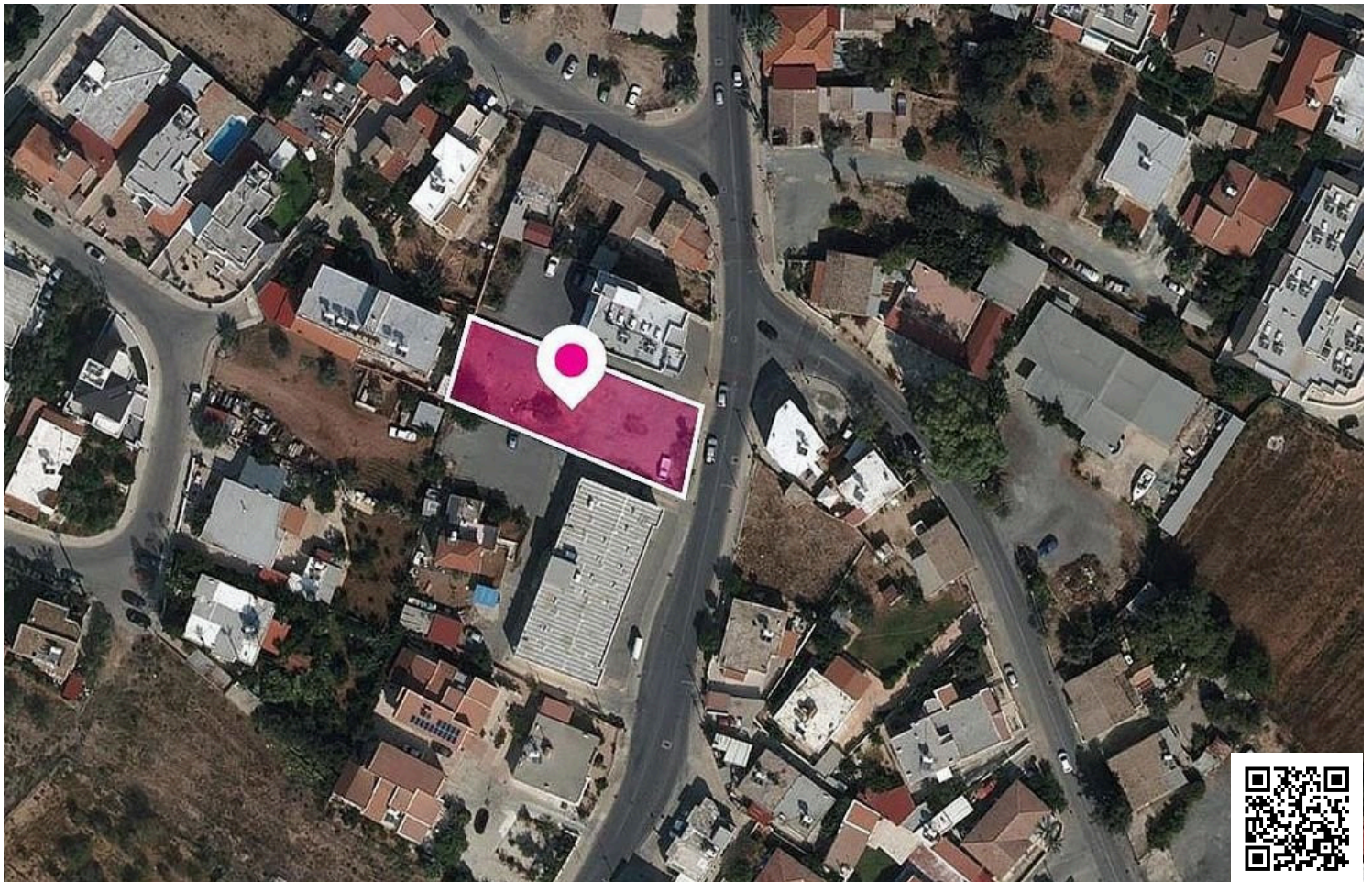


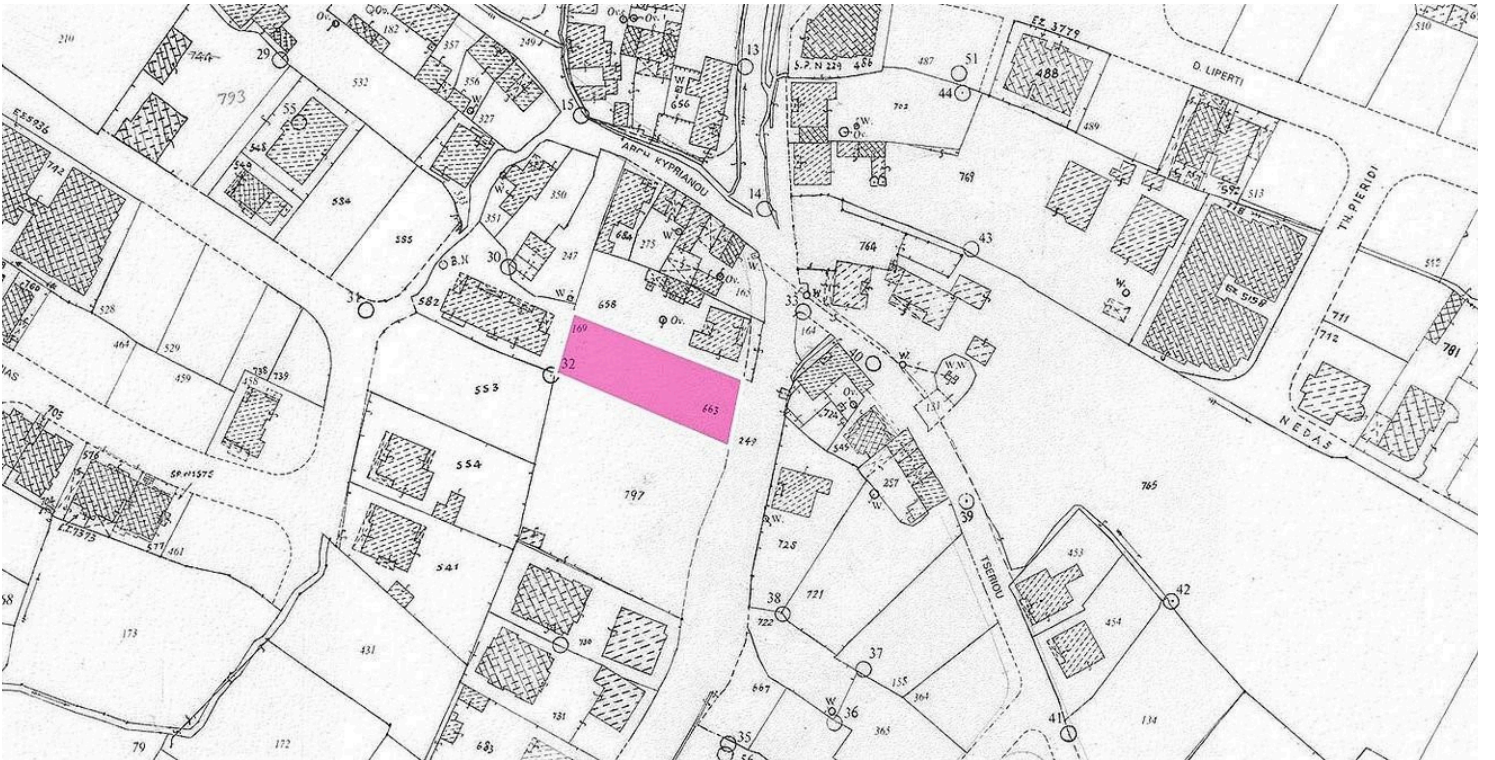
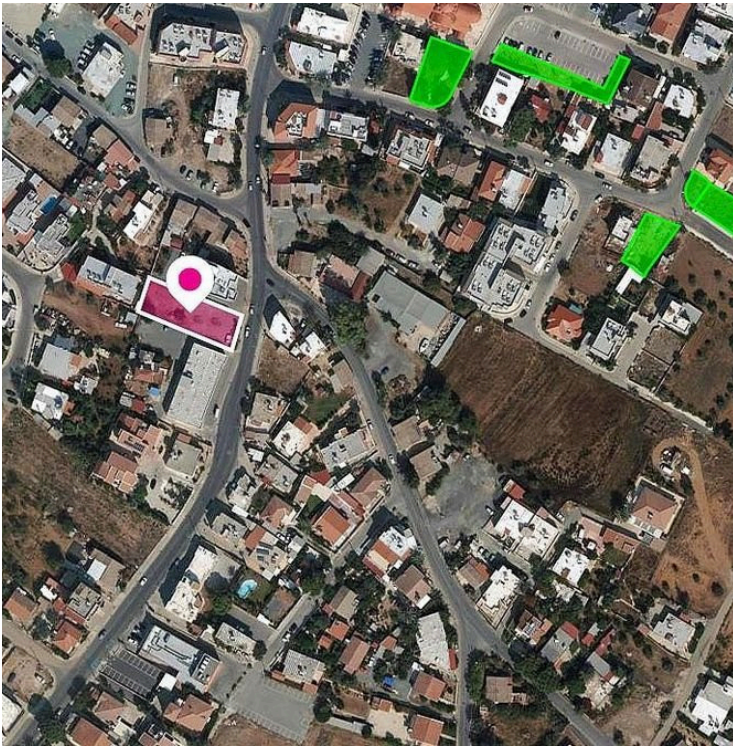
#185145

# Commercial Field for Development in Lakatameia, Nicosia

 Lakatameia, Nicosia

**€370,000** +VAT





# Overview

## Specifications

Area

 827 m<sup>2</sup>

Type

Field

## Description

The property comprises two adjacent commercial fields, offered as a single unit, with a total land area of 827sq.m. It is ideally situated within Lakatameia Municipality, Agios Nikolaos parish in Nicosia District. Property Highlights: •Total Field Area: 827sq.m. (Comprising two adjacent fields offered as a single unit). •Access: Extensive 18m of road frontage along the high-traffic Archiepiskopou Makariou III Avenue. •Terrain: Regular shape with a flat surface, offering optimized building efficiency and immediate development readiness. Key Features: A strategic commercial asset ideal for a high-density retail hub or corporate offices. Its prominent avenue location ensures maximum brand exposure, while the flat topography significantly reduces initial site preparation costs. Location: Strategically positioned in the heart of Lakatameia's commercial corridor, surrounded by established businesses and residential clusters, ensuring high footfall and long-term value appreciation. Zone: The property falls within Commercial Zone Εβ4, allowing for a building density of 140%, coverage of 50%, and permission for 4 floors (17m) of construction. A past planning permit for one (1) shop and ten (10) apartments (valid 2009–2013) highlights the site's commercial viability. This established project history provides a streamlined foundation for a prospective buyer to renew and finalize the development. There is a separate title deed for this property.



# Additional information

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Eβ4  | 50%          | 140%         | 17 m       | 4          | 100%                |

## Contact us



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