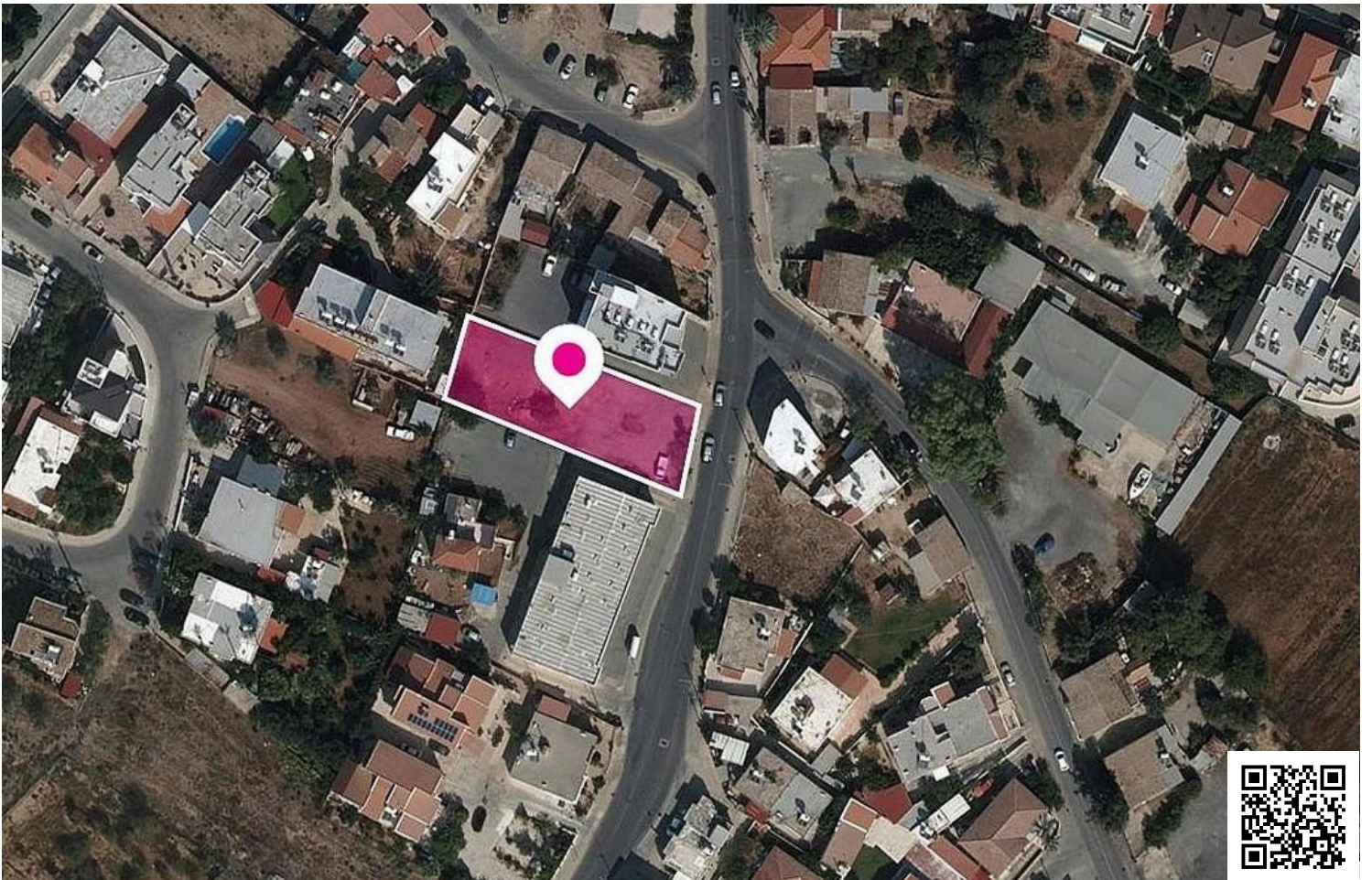


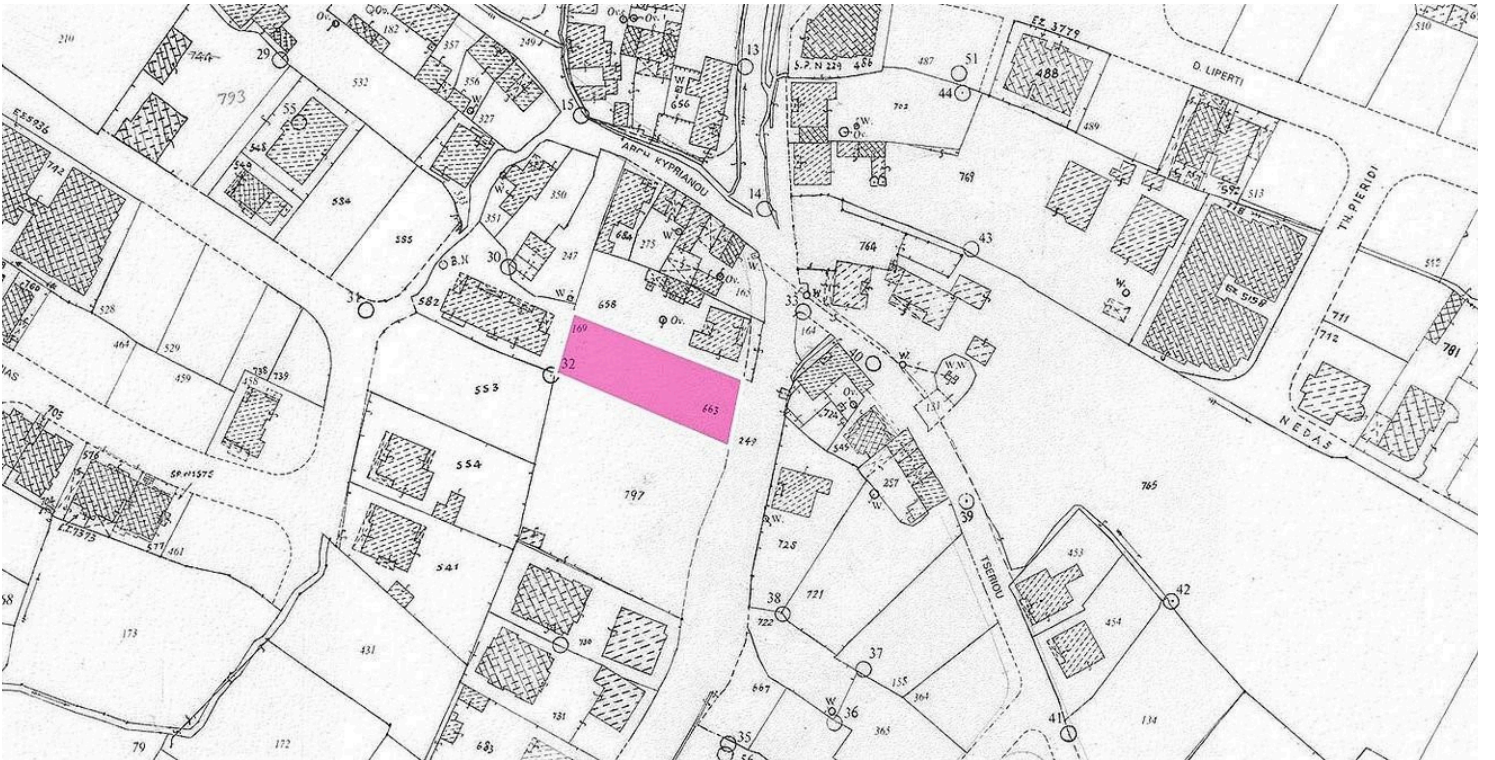
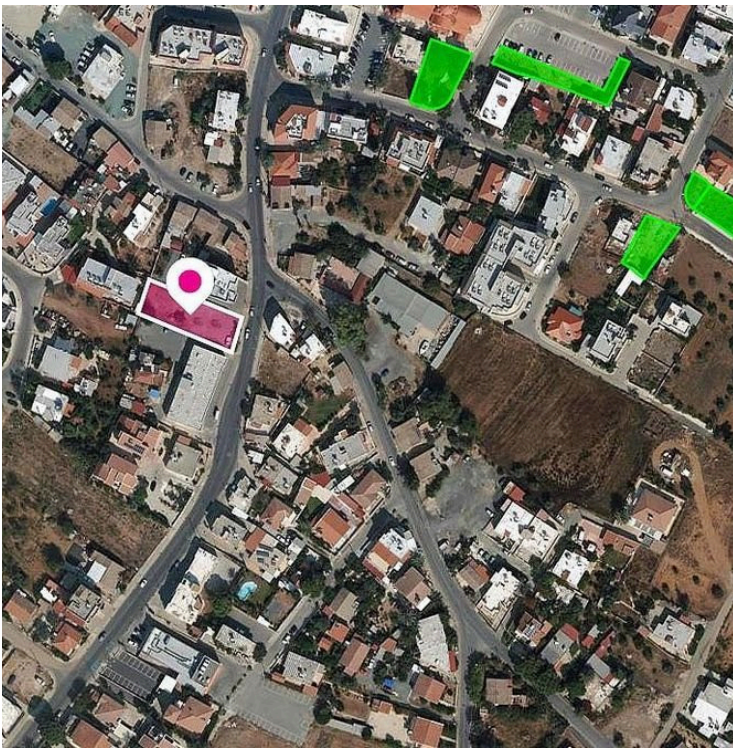
#185145

Investment Opportunity in Lakatameia, Nicosia

📍 Lakatameia, Nicosia

€370,000 +VAT





Overview

Specifications

Area

 827 m²

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. It is located approximately 620 meters southwest of the Agia Paraskevi Lakatamia's Elementary school, situated next to 'Marks and Spencer' store. It abuts on its eastern boundary with high-traffic Archiepiskopou Makariou III Avenue 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. The field has a regular shape with an even surface offering optimized building efficiency and immediate development readiness. The field has frontage on register road 18 meters. 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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