

Residential Plot in Lykavitos, Nicosia in Nicosia Municipality, Nicosia Nicosia Municipality, Nicosia Residential Land Price

€750,000

* Not Subject to VAT

Description

An exceptional residential plot of 923 sqm located in one of Nicosia's most desirable residential neighborhoods, Lykavitos. The property enjoys a prominent frontage on a registered asphalt road and benefits from excellent accessibility. The plot falls within the Kα3 residential planning zone, offering a 50% building coverage factor, 140% building density, and the possibility of constructing up to four floors with a maximum building height of 17 meters. These planning parameters provide significant flexibility for a residential development project. Ideally positioned near the city centre and within easy reach of schools, shops, services, and all everyday conveniences, this property represents an attractive opportunity for both developers and investors seeking a well-located asset in a high-demand residential area.

MAIN FEATURES:

Coverage
-%

Zone
Residential

Max-Height
17m

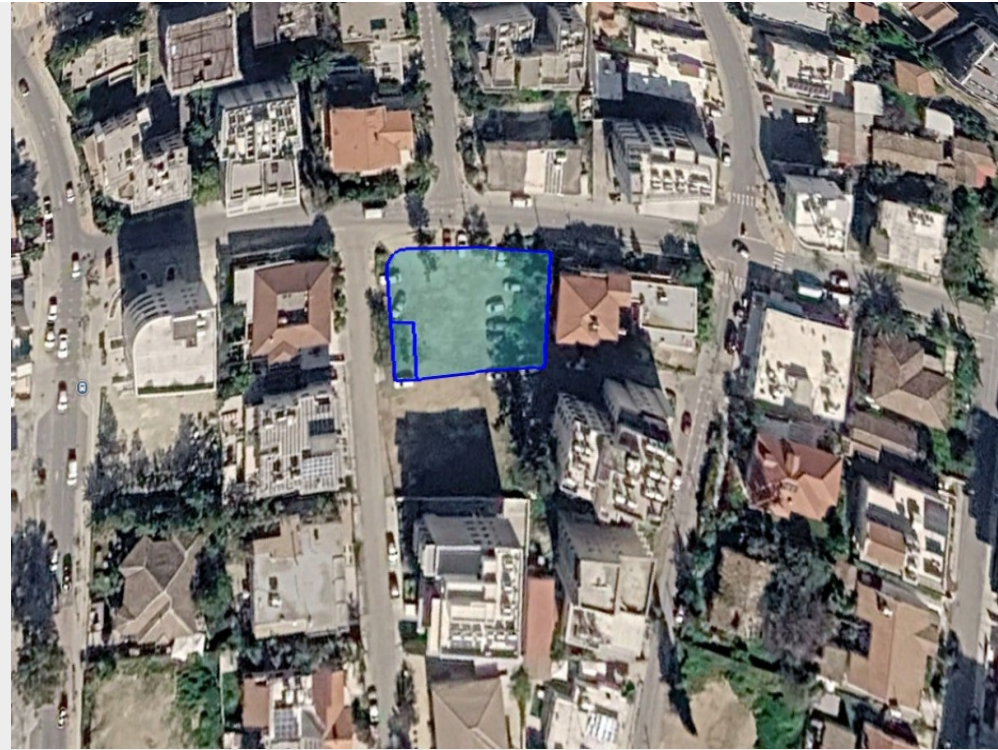
Density
140%

Land Area
923m²

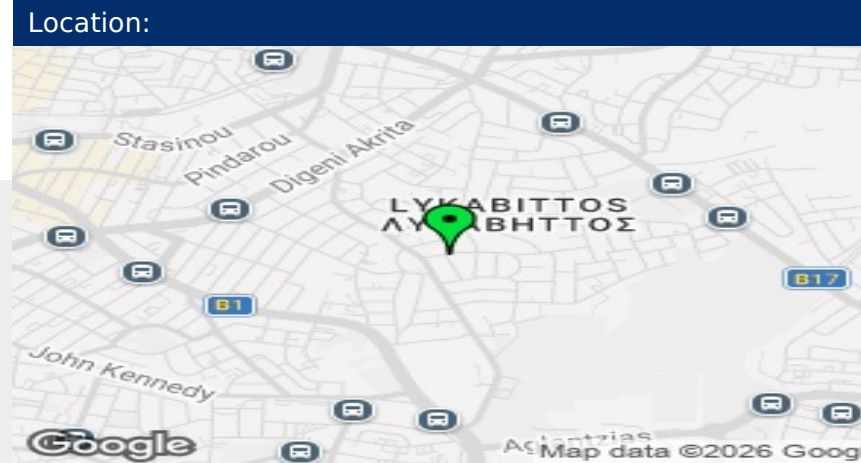
Title Deeds
Yes

Property Details

- ☒ Water Available
- ☒ Electricity Available
- ☒ Asphalt Road
- ☐ Near Village
- ☒ Near City Centre
- ☐ Countryside view
- ☐ See view
- ☒ City view



**Invest In Your Future &
Unlock Endless
Opportunities**





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.