



## Excellent Plot of land for sale in Lakatameia Nicosia



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
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Expérience since:	2002
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Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,839,592.71

#### Location

Pays:	Chypre
Adresse:	Lakatamia
Indicatif régional:	2324
Soumis:	25/07/2024

Description:  
Excellent Plot of land for sale in Lakatameia Nicosia Cyprus

Esales Property ID: es5554243

Property Location

Spyrou Kyprianou Av.

Lakatameia

Nicosia

2324

Cyprus



## Property Details

### Unveiling Opportunity in Lakatameia, Nicosia: A Prime Development Site Awaits

Imagine transforming your vision into reality. In the vibrant heart of Lakatameia, Nicosia, Cyprus, lies an exceptional development opportunity – a 5222 square meter plot of land poised to become a landmark project. This versatile site, zoned for both residential and commercial use, offers endless possibilities for investors, developers, and entrepreneurs seeking to create a space that thrives in the dynamic Cypriot market.

#### A Strategic Location:

Lakatameia, a thriving suburb just west of Nicosia's city center, provides the perfect setting for your development. This well-established neighborhood boasts a strong residential community, a growing commercial sector, and convenient access to all that Nicosia offers. Imagine your project seamlessly integrating into the existing urban fabric, becoming a vibrant hub that caters to the needs of residents, businesses, and visitors alike.

#### Unveiling the Potential:

The 5222 square meter plot offers a blank canvas for your vision to take form. With a building density of 0.6 and a coverage allowance of 0.35, the zoning regulations provide a framework for development while allowing for flexibility in design. Whether you envision a collection of modern apartments catering to young professionals, a bustling commercial complex housing a diverse range of businesses, or a mixed-use development that integrates residential and commercial spaces, the possibilities are endless.

#### Residential Envisioning:

Imagine a residential development that caters to the growing demand for modern living spaces in Lakatameia. Design thoughtfully planned apartments that boast spacious balconies overlooking the city, efficient layouts that maximize functionality, and modern amenities that enhance residents' quality of life. Consider incorporating green spaces, communal terraces, and a children's play area to foster a sense of community and create a welcoming environment for families.

#### Commercial Considerations:

For those seeking a commercial venture, the potential is equally exciting. Imagine a development that attracts a diverse range of businesses, from trendy cafes and restaurants to retail shops and professional service providers. Create a flexible layout with easily divisible units to cater to businesses of varying sizes. Incorporate ample parking spaces and consider features such as high-speed internet access and dedicated delivery areas to ensure functionality and cater to the needs of modern businesses.

#### A Blend of Functionality and Design:

Regardless of your chosen path, ensure your development prioritizes both functionality and design.



Incorporate sustainable practices into the construction process, utilizing energy-efficient materials and promoting water conservation measures. Embrace contemporary architecture that complements the surrounding environment while creating a visually striking landmark. Prioritize pedestrian access and consider incorporating bicycle lanes to encourage eco-friendly transportation options.

## A Thriving Community Awaits:

Lakatameia offers a vibrant community that welcomes new developments. The existing residential base ensures a steady stream of potential customers for your commercial spaces, while the growing business sector fosters a dynamic environment for your residential development. Imagine your project becoming a central hub, a place where residents gather, businesses flourish, and the community thrives.

## Beyond the Plot:

The strategic location of the plot adds another layer of appeal. Residents and visitors alike will enjoy convenient access to all that Nicosia offers. From historical landmarks and cultural attractions to bustling shopping districts and renowned educational institutions, the city center is just a short commute away. Additionally, Lakatameia boasts excellent schools, healthcare facilities, and recreational spaces, ensuring a well-rounded lifestyle for those who choose to call your development home.

## Embrace the Opportunity:

This exceptional development opportunity in Lakatameia presents more than just land; it presents a gateway to create a legacy. With its strategic location, versatile zoning, and strong community presence, this 5222 square meter plot has the potential to become a thriving landmark that shapes the future of Lakatameia.

Contact us today to discuss your vision and embark on your journey to transforming this prime development site into a reality. Together, we can create a space that not only fulfills your investment goals but also enriches the lives of residents, businesses, and the entire Lakatameia community.

## About the Area

Lakatameia, nestled southwest of Nicosia's bustling city center, offers a unique blend of urban convenience and suburban charm. This thriving suburb has blossomed from two small villages into a sizeable community, attracting residents seeking a vibrant and well-connected lifestyle. Imagine strolling along tree-lined streets, encountering a mix of modern apartment buildings and traditional Cypriot houses, all bathed in the warm Cypriot sunshine. Lakatameia offers a dynamic environment that caters to a diverse population, making it a desirable place to live, work, and raise a family.

Beyond its residential appeal, Lakatameia boasts a flourishing commercial sector. The streets are dotted with shops catering to everyday needs, from family-run bakeries and local grocery stores to trendy cafes and international restaurants. A growing number of professional service providers have established themselves in Lakatameia, ensuring residents have access to a wide range of services within their own neighborhood. This convenient blend of residential and commercial offerings minimizes the need for



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long commutes, allowing residents to enjoy a relaxed and efficient lifestyle.

Lakatameia's strong sense of community is another captivating aspect. Several parks and green spaces serve as gathering points for residents of all ages. Local festivals and music events are held throughout the year, injecting vibrancy into the neighborhood and fostering a sense of togetherness. Whether it's attending a traditional Cypriot dance performance in the village square or enjoying a leisurely picnic with friends in a nearby park, Lakatameia offers endless opportunities for social interaction and community engagement.

Strategically located, Lakatameia offers excellent connections to all corners of Nicosia. A well-developed public transportation network ensures easy access to the city center, while major highways provide convenient connections to other parts of the island. Lakatameia is also home to Lakatamia Airfield, a testament to the area's historical significance and its connection to the island's aviation history. With its convenient location, vibrant atmosphere, and strong sense of community, Lakatameia presents a compelling choice for those seeking a dynamic and well-connected life in the heart of Nicosia.

### Main Features

- \* 5222 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Cyprus fast online.

### Commun

Dimesions du lot: 5222 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/kZ\\_dU8OKw0A?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/kZ_dU8OKw0A?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

### Contact information

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