



# IMLIX

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## Excellent Plot of land for sale in Nicosia Cyprus



### Emlakçı Bilgisi

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| İsim:             | Niall Madden                                                                  |
| Şirket Adı:       | Esales Property Limited                                                       |
| Ülke:             | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Hizmet tipi:      | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefon:          |                                                                               |
| Languages:        | English                                                                       |
| Web sitesi:       | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 520,916.46 |

### Konum

|                      |                                                   |
|----------------------|---------------------------------------------------|
| Ülke:                | Cyprus                                            |
| Eyalet/Bölge/ Şehir: | Nicosia                                           |
| Şehir/İlçe:          | Nicosia                                           |
| Adres:               | Kypselis                                          |
| Posta kodu:          | 2322                                              |
| Yayınlandı:          | 22.08.2024                                        |
| Açıklama:            | Excellent Plot of land for sale in Nicosia Cyprus |

Esales Property ID: es5554284

Kypselis, Nicosia

2322, Cyprus

Prime Development Opportunity in Lakatamia, Nicosia

A Rare Find in a Highly Sought-After Location

Are you a discerning investor seeking a prime piece of land in a thriving Cypriot city? Look no further than this exceptional development opportunity in Lakatamia, Nicosia. This 1349 square meter plot boasts an unbeatable location, excellent accessibility, and the potential for a truly remarkable development.



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## Location, Location, Location:

Situated in the sought-after Lakatamia area, this development land is surrounded by stunning residential properties, fostering a high-end atmosphere ideal for a premium development. With registered asphalted roads providing easy access, residents or tenants will enjoy a seamless commute to all essential amenities.

## Excellent Accessibility:

Accessibility is a key advantage of this property. The land is positioned with exceptional ease of access to the center of Lakatamia Municipality. Additionally, the close proximity to the motorway allows for convenient travel to Nicosia's city center, ensuring residents can reach all parts of the capital with ease. The property boasts a frontage of 106 meters, further enhancing its development potential.

## Investment Potential:

This development land presents a compelling opportunity for investors seeking to capitalize on the recent surge in interest within the Lakatamia area. The forthcoming establishment of the Hadassah Health Park (HHP) Nicosia, a state-of-the-art medical center, is expected to significantly impact the area's growth and desirability. This influx of highly qualified professionals and increased demand for quality housing will undoubtedly benefit the development built on this land.

## Development Options:

The 1349 square meter plot offers developers a variety of possibilities:

**Multi-Story Development:** Harness the full potential of the land by constructing a magnificent three-story development. This option would be ideal for creating luxurious apartments or modern commercial spaces.

**Plot Division:** The land's size allows for a strategic division into three separate plots. This would provide the opportunity to cater to a wider range of investors or developers seeking smaller building projects.

## Additional Advantages:

The property benefits from a sidewalk on the southern side, enhancing pedestrian safety and adding a touch of urban appeal. With a clear title and complete infrastructure, this development land is ready to be transformed into a reality.

## Investing in Your Future:

This development land in Lakatamia, Nicosia, represents a unique opportunity for investors to tap into a thriving market and create a landmark development. With its strategic location, excellent accessibility, and proximity to the upcoming Hadassah Health Park, this land presents a prospect for exceptional returns.

## About the Area



Nicosia, the capital of Cyprus, is a fascinating city with a rich history and a unique cultural divide. Located in the center of the island, Nicosia is the only divided capital in Europe, with a Greek-Cypriot southern sector and a Turkish-Cypriot northern sector.

The old city of Nicosia, enclosed by Venetian walls, is a UNESCO World Heritage Site. The narrow streets, historic buildings, and Byzantine churches offer a glimpse into the city's rich past. The Ledra Street checkpoint, which once divided the city, has now been reopened, allowing visitors to explore both sides of Nicosia.

The southern part of Nicosia is a vibrant and cosmopolitan city, with a thriving cultural scene, modern shopping malls, and a wide range of restaurants and cafes. The northern part of the city, known as Lefkoşa, has a distinct Turkish-Cypriot character, with traditional markets, mosques, and a lively atmosphere.

Despite the division, Nicosia has managed to maintain its unique charm and cultural heritage. Visitors can explore both sides of the city, experiencing the different cultures and traditions that have shaped Nicosia's identity.

## Main Features

- \* 1385 m2 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.

Tenanted: Evet

## Genel Bilgiler

Bitmiş metrekare: 1349 m2  
Arazi Büyüklüğü: 1349 m2

## Lease terms

Date Available:

## Ek Bilgiler

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&autoplay=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&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX6.038.892



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