



Detached Ground floor house with Development Potential in Agia Paraskevi, Lakatamia, Nicosia

For Sale : € 290,000

Description

This property features a ground-floor detached house with a garage, located in the Agia Paraskevi quarter of Lakatamia—one of Nicosia's most established residential neighborhoods.
Property Highlights:
• Plot Area: 534 sq.m.
• Internal Area: 230 sq.m.
• Covered Veranda: 46 sq.m.
• Uncovered Veranda: 34 sq.m.
• Road Frontage: 18 m
• Condition: Full Renovation Required
Internal Layout:
The residence comprises a spacious open-plan living and dining area, a separate kitchen, a laundry room, an office, a main bathroom, and three bedrooms (including a master bedroom with an en-suite bathroom).
Development Potential:
While the property requires FULL renovation, it offers significant potential.
The site falls within Zone Kα5, allowing for a building coefficient of 100% and coverage of 50%.
This permits the construction of a residential building of up to three floors (13.5 meters in height), representing an excellent opportunity for owner-occupiers or investors seeking long-term redevelopment.
The location combines quiet residential living with excellent accessibility, being approximately 100m southeast of Archbishop Makarios III Avenue, and about 600m northwest of the 6th Elementary School of Lakatamia, with easy access to shops, schools, services, and the main road network.
The property falls within Zone Kα5, with a building coefficient of 100%, coverage of 50%, and permission for 3 floors (13.5m) of construction.
Energy Category: E

Details

Property Type: **House**

Status: **Available**

[Website](#)

Main Features

Construction Year: **1987**

WC Bathrooms: **3**

Furnished: **Unfurnished**

Bedrooms: **3**

Living Rooms: **1**

Floors Building: **1**

Bathrooms: **2**

Kitchens: **1**

Area

Covered Verandas: **46m²**

Plot Area: **548m²**

Uncovered Verandas: **34m²**

Covered Area: **230m²**

Gallery













