



For Sale, Land, Plot, Nicosia, Agia Varvara, 3,122m²

For Sale : € 170,000

Description

Architecting a Modern Masterpiece in a Prime Suburban Hub begins with choosing a location that defines the perfect balance between urban convenience and residential calm. This residential land in Latsia is a premier choice for those seeking a balance between a small development and high-value living. Situated in one of Nicosia's most popular and rapidly expanding municipalities, this property provides the ideal foundation for a sophisticated residential project that rewards strategic real estate investment.

Balance between Small Development and High-Value Living

The property is situated within the Kα6 residential zone, which is highly regarded for its versatile and high-yield development parameters. With a building density of 90% and a coverage factor of 50%, the land offers significant potential for developers looking to create a boutique apartment complex or a pair of high-end semi-detached homes. The allowance for two floors and a maximum height of 10m ensures that any project will maintain a high-quality architectural profile while maximizing internal floor area. Investing in a plot with such robust specifications in the heart of Latsia ensures your project remains a secure and solid asset for over 3 decades of experience.

Description Residential land in Latsia. It falls within the Residential Planning Zone Kα6, with building density coefficient of 90%, coverage coefficient 50%, maximum floors 2 and 10 metres height. Title deed is available. The property offers a level topography and is situated in a high-demand pocket near essential city services, major financial road networks, and Nicosia's primary commercial avenues, providing the ideal foundation for an ambitious residential project.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone Kα6)

Proximity Landmarks Located near the Senior School and the General Hospital of Nicosia.

Strategic Location and Community Amenities

The true value of this land is rooted in its strategic location, bridging the gap between a quiet residential environment and the primary commercial arteries of the Nicosia district.

Plots of land for sale in Latsia: A significant opportunity to secure a high-potential residential plot in one of the capital's most sought-after suburbs.

Cyprus real estate investment: A high-yield asset perfect for those seeking capital appreciation and a versatile buildable area in a prime location.

The Senior School: Situated just 4 minutes away, making it an ideal choice for families prioritizing international education.

Nicosia General Hospital: Reachable in just 5 minutes, ensuring immediate access to the island's primary healthcare facilities.

Mall of Cyprus & IKEA: Located within a 6-minute drive, providing effortless access to premier shopping and entertainment hubs.

A1 Motorway: Positioned only 3 minutes away, offering a direct and fast connection to Larnaca, Limassol, and the rest of the island.

Nicosia City Center: A short 12-minute drive ensures your development stays perfectly connected to the primary financial heart of Cyprus.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of yield potential and residential prestige, this Latsia site is a remarkable opportunity. Residential lands with 90% density in such central locations move quickly once on the market.

Contact G&P Lazarou for a private consultation to discuss how this property can serve as the starting point for your next successful project. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **3,122m²**



Gallery

