



For Sale, Land, Plot, Nicosia, Latsia, 696m²

For Sale : € 209,000

Description

Elite Residential Plot for Custom Family Living in Carolina Park, Latsia

This prime residential plot, situated in the prestigious and highly sought-after Carolina Park area of Latsia, presents a distinguished opportunity for those prioritizing Family Living and a secure Long-term Investment. With a building density of 60%, the property is perfectly calibrated for the creation of a high-end, custom-built residence. Its unique positioning with access from two separate streets and a substantial 712 sqm surface area provides exceptional architectural flexibility, making it ideal for a large luxury villa or the development of two independent family homes that emphasize privacy and space—core values of G&P Lazarou trusted properties.

The plot's appeal is further enhanced by its immediate adjacency to a public green area, ensuring a tranquil natural outlook and a permanent sense of openness. Investing in Cyprus real estate within the Ka8 planning zone offers the security of an established, low-density neighborhood designed for premium living. Its strategic location within one of Nicosia's most vegetated residential corridors ensures a quiet environment while maintaining rapid access to essential urban infrastructure and elite schools, making it a strategic acquisition for discerning buyers.

Key Features

Location: Carolina Park, Latsia, Nicosia (Residential Planning Zone Ka8)

Access: Dual-street frontage (Ideal for two independent residences)

Building Density: 60% (Focused on spacious, high-spec family living)

Coverage Factor: 35% (Ensuring ample space for private gardens and recreation)

Environmental Benefit: Directly adjacent to a landscaped public green area

Legal Status: Title deeds available

Tax Status: Subject to VAT

Land for sale near The Senior School: Located within a 6-minute drive of one of the capital's premier international educational institutions.

Land for sale near Laiki Sporting Club: Situated just 5 minutes away, providing immediate access to elite athletic and social facilities.

Athalassa National Forest Park: Within close proximity, offering the island's largest green lung for outdoor family activities.

Nicosia General Hospital & Mall of Cyprus: Positioned for convenience, with the "New Centre" of Nicosia reachable within a short 7-minute drive.

Nicosia-Limassol Motorway: Effortless connectivity via the nearby interchange, ensuring seamless travel across the island.

This property represents a rare chance to build in the heart of Carolina Park, an area renowned for its safety, serenity, and family-oriented environment. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural possibilities and the long-term investment potential of this exceptional Latsia property

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**



Area

Plot Area: **696m²**



Gallery

