



For Sale, Land, Field, Nicosia, Latsia, 25,772m²

For Sale : **€ 240,000**

Description

High-Potential Land Near Nicosia’s Premier Sporting Complex
The Foundation of Your Future

Imagine owning a significant piece of land in the dynamic Latsia district, where the energy of the capital meets the open horizon of the countryside. Buying an agricultural field in this specific pocket of Latsia is about the ultimate freedom to hold a high-value asset in one of Nicosia's most established growth corridors. Located just 2 kilometers west of the A1 motorway and a mere 250 meters from the Nicosia Olympic Shooting Complex, this property offers a premier blank canvas for strategic investors and rural enthusiasts alike.

Limitless Potential for a Private Retreat

Primed for long-term appreciation or a bespoke agricultural venture, the property falls within Agricultural Zone Γα4. With a 10% building density and 10% coverage, the zoning allows for the construction of a substantial two-storey structure, perfect for a private rural estate or a professional agricultural facility. While currently classified as landlocked, its proximity to a public registered road makes it a "gold medal" candidate for future access development or a "Right of Way" application, significantly unlocking its residential potential.

Location & Neighborhood Benefits

You are positioned in an area defined by prestigious sporting infrastructure and rapid suburban development. You are minutes away from the Mall of Cyprus, IKEA, and the Nicosia General Hospital, ensuring that your rural sanctuary remains seamlessly connected to the city's top amenities. The quiet surrounding landscape offers the privacy required for a high-end estate, while the nearby motorway ensures the rest of the island is within easy reach.

Make It Yours

Strategic plots near the Olympic Shooting Complex are increasingly rare, especially those with available Title Deeds.

Contact G&P Lazarou Estate Agents today at +357 22024949 or sales@gplazarou.com to discuss securing this prime asset!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Agricultural**

Area

Plot Area: **25,772m²**



Gallery

