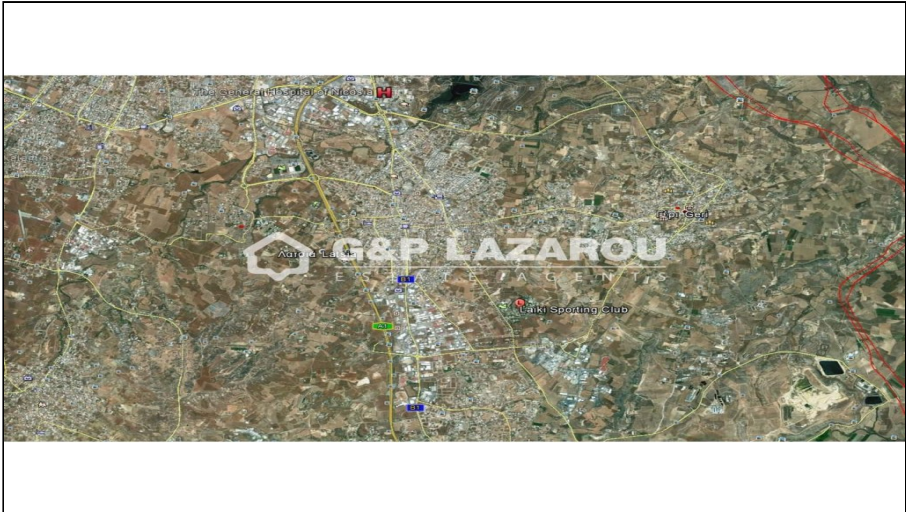




For Sale, Land, Plot, Nicosia, Latsia, 521m²

For Sale : € 180,000

Description

Strategic Investment Opportunity: High-Value Residential Plot in Latsia This prime residential plot, now available for sale in the heart of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a robust building density of 90%, the property offers exceptional versatility and yield potential for a boutique residential project or a substantial, high-spec family residence. Its positioning within the Ka6 planning zone makes it a high-performance asset for any Cyprus real estate investment looking for both stability and significant growth. The plot's orientation and technical specifications allow for a modern architectural project of up to two floors, maximizing both internal living space and urban functionality. As one of the most practical plots of land for sale in Latsia, it ensures long-term value through its strategic connectivity and proximity to the capital's key commercial and social hubs. Choosing G&P Lazarou trusted properties means investing in a location where tranquility meets convenience, providing a secure foundation for capital growth and premium residential comfort.

Key Features

- Location:** Latsia, Nicosia (Residential Planning Zone Ka6)
- Building Density:** 90% (Optimized for versatility and high-yield potential)
- Coverage Factor:** 50%
- Structural Allowance:** 2 Floors, maximum height of 10m
- Land for sale near Laiki Sporting Club:** Located in a prestigious suburban corridor favored for its elite leisure and athletic facilities.
- Nicosia General Hospital:** Situated within a short drive, providing rapid access to the island's primary medical hub.
- The Mall of Cyprus & IKEA:** Only minutes away, offering the district's premier shopping, dining, and entertainment.
- Nicosia-Limassol Motorway:** Just 1.2 km from the nearest interchange, ensuring effortless commuting and connectivity.

This property represents a unique opportunity to develop a high-value project in one of Nicosia's most resilient and accessible suburbs. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the strategic investment potential of this exceptional Latsia plot.

Details

Property Type: **Land** Status: **Available** [Website](#)

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential**

Area

Plot Area: **521m²**



Gallery

