



For Sale, Land, Plot, Nicosia, Latsia, 3,679m²

For Sale : **€ 1,800,000**

Description

Strategic Acquisition: High-Yield Development Commercial Plot in Latsia

This prime industrial land, strategically situated in the central business district of Latsia, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Falling within the Eß4 planning zone with a robust building density of 160% and a coverage factor of 50%, the property is perfectly calibrated for the development of a landmark office building or a large-scale business center. Its high-density parameters and versatility make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential and long-term capital appreciation in a thriving commercial hub.

The plots technical specifications allow for a modern architectural project that maximizes vertical space and urban functionality, ideal for premium corporate headquarters, retail flagship stores, or mixed-use commercial space. As a standout choice among plots of land for sale in Latsia, this property benefits from an established business atmosphere and superior visibility. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful large-scale development in one of the capitals most resilient growth rings, further supported by the legal security of an available title deed.

Key Features

Location: Latsia, Nicosia (Commercial Planning Zone Eß4)

Building Density: 160% (Optimized for high-yield, multi-storey business development)

Coverage Factor: 50% (Balanced for expansive urban footprint and utility)

Structural Allowance: Suitable for large office or business space development

Legal Status: Title deed available

Land for sale near Latsia Municipal Hall: Located within a 2-minute drive of the districts primary administrative and civic center.

GSP Stadium: Situated just 1.5 km away, providing immediate access to the islands primary sporting and events arena.

The Mall of Cyprus and IKEA: Reachable within a short 5-minute drive, offering access to the primary retail and commercial heart of the region.

Nicosia General Hospital: Located within a 6-minute drive, ensuring proximity to the capitals central medical facilities.

Nicosia-Limassol Motorway: Immediate access to the islands main transport artery ensures seamless connectivity for clients and employees.

This property represents a rare chance to secure a high-density commercial asset in a strategic location with significant visibility. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Latsia development plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Industrial**

Area

Plot Area: **3,679m²**



Gallery

