



For Sale, Land, Plot, Nicosia, GSP Area, 605m²

For Sale : € 190,000

Description

High-Yield Development and Strategic Acquisition

The Foundation of Your Future. This residential plot in Latsia represents a high-yield development opportunity in one of Nicosia's most sought-after and rapidly expanding suburban municipalities. Falling within the Special Planning Zone EX2, the property offers a superior building density of 80% and a 50% coverage factor, providing the technical capacity for a high-value development of luxury residences or specialized projects. In March 2026, the Nicosia real estate market is benefiting from a transformative tax reform that took effect on January 1st, which fully abolished stamp duty on all property contracts and removed the Special Defence Contribution on rental income, significantly improving net yields for investors. Furthermore, the 2026 market is characterized by a strong shift toward high-quality suburban living, supported by the government's 6th Edition of the Housing Revitalization Scheme, which launched on March 2, 2026, offering combined grants of up to 100,000 euro for eligible primary residences. The plot's significant density and its placement within a tranquil yet perfectly accessible district ensure a secure and appreciating investment, a standard of smart investment we have guided for 3 decades of experience.

Description Residential plot in Latsia. The property falls within the Special Planning zone EX2 with a maximum building density factor 80% and coverage coefficient of 50%. The EX2 zoning is highly versatile, permitting not only residential development and plot subdivision but also potential for offices, showrooms, and leisure facilities, subject to planning approval. The plot allows for a modern architectural design that maximizes functional square footage while maintaining a sense of suburban exclusivity. Its position within the Latsia corridor ensures immediate access to essential infrastructure and professional municipal services. Title deed is available.

Building Density 80%

Cover Factor 50%

Town Planning Zone Special Use (Zone EX2)

Proximity Landmarks Located in the Agios Georgios quarter of Latsia, approximately 180 metres east of the Nicosia-Limassol motorway and 350 metres west of Evagora Pallikaridi Avenue. The plot benefits from the recently completed Ippokratous-Argyroupoleos-Tseriou road network, which reached full operational delivery in March 2026, providing a vital four-lane link between the Latsia/GSP area and the Nicosia Mall. Additionally, it is close to the Senior School and the historic old GSP stadium site, which is being transformed into a major urban leisure hub set to welcome its first commercial businesses by the end of 2026.

Strategic Location and Urban Connectivity

The value of this property lies in its placement within a core residential enclave, offering a balanced lifestyle that is perfectly connected to the administrative and commercial heart of the capital via the expanded highway network and the ongoing Phase B3 Nicosia Ring Road enhancements.

Plots of land for sale in Latsia: A premier opportunity to acquire a high-potential residential plot in a well-connected and prestigious location.

Cyprus real estate investment: A high-value asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Government Housing Subsidy: As of March 23, 2026, this plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with grants of up to 100,000 euro when combined with new energy upgrade incentives.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants of up to 35,000 euro for integrating residential units into the affordable rental market, with zero income tax on such rents for a three-year period.

Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings for end-users and long-term residents.

High Yield Potential: The 80% building density provides an ideal canvas for developers looking to maximize floor area ratio while maintaining the charm of a suburban project.

Smart-City Infrastructure: Benefiting from the latest regional infrastructure projects, including the completion of the major bypass road this month and the ongoing digitalization of community services.

Suburban Living: Surrounded by local amenities, supermarkets, and green spaces, making it a primary choice for families and professionals seeking long-term residential stability.

If you are looking for G&P Lazarou trusted properties that offer a perfect balance of suburban tranquility and high-yield potential, this EX2 plot in Latsia is an unparalleled opportunity. Land with 80% density in such a prime location is a strategic acquisition for the



2026 market.

Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this high-value site. 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: **605m²**



Gallery

