



For Sale, Land, Plot, Nicosia, Latsia, 660m²

For Sale : **€ 200,000**

Description

This exceptional residential plot, situated in a serene and rapidly developing area of Latsia, presents an ideal opportunity for those prioritizing Family Living and a secure Long-term Investment. With a building density of 60%, the property is perfectly suited for the creation of a bespoke, spacious family home that emphasizes privacy and architectural elegance. The coverage allowance of 25% ensures that your future residence will be surrounded by ample outdoor space for private gardens, a pool, or recreational areas—defining elements of the high-quality lifestyle offered by G&P Lazarou trusted properties.

As a standout choice among plots of land for sale in Latsia, this property features the rare advantage of being adjacent to a designated green area, ensuring permanent unobstructed views and a tranquil natural environment. Investing in Cyprus real estate within the Ka9 planning zone provides the peace of a low-density neighborhood while maintaining seamless connectivity to Nicosia's primary infrastructure. This plot offers the perfect canvas for a custom residence in a neighborhood favored by families seeking a quiet yet accessible location.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Ka9)

Building Density: 60% (Ideal for a prestigious, custom-built family home)

Coverage Factor: 25% (Ensuring maximum privacy and expansive garden space)

Environmental Benefit: Directly adjacent to a permanent green area

Tax Status: Subject to VAT

Land for sale near Laiki Sporting Club: Located within a short 5-minute drive of one of the capital's premier athletic and social destinations.

Nicosia General Hospital: Situated just 3.5 km away, providing rapid access to the island's primary medical facilities.

The Mall of Cyprus & IKEA: Located within a 6-minute drive, offering the district's top-tier retail, dining, and entertainment.

Athalassa National Forest Park: A nearby landmark providing extensive green space for outdoor recreation and family outings.

Nicosia-Limassol Motorway: Positioned for effortless commuting with quick access to the main motorway interchange.

This plot represents a unique chance to build a dream home in a tranquil, green-adjacent setting within one of Latsia's most promising residential zones. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural possibilities and the long-term value of this exceptional property.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **660m²**



Gallery

