



For Sale, Land, Plot, Nicosia, Latsia, 1,266m²

For Sale : € 399,000

Description

Premier Residential Plot for High-Value Living in Latsia

This expansive 1,266 sq.m. residential plot, situated in a prestigious and well-connected sector of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a robust building density of 80% within the Ka7 planning zone, the property offers exceptional versatility and yield potential, whether for a boutique residential project or a significant, high-spec family residence. Its substantial size and prime location make it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in one of the capital's most resilient suburban corridors.

The plot's technical parameters allow for a modern architectural project that maximizes both internal living space and functional outdoor areas. As a prime option among plots of land for sale in Latsia, it benefits from an established neighborhood atmosphere favored by professionals and families alike. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with significant development potential and excellent connectivity, providing a secure foundation for capital growth or the creation of a premium residential retreat with the added benefit of no VAT.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Ka7)

Plot Size: 1,266 sq.m. (Exceptional scale for versatile residential use)

Building Density: 80% (Optimized for high-value development or custom villas)

Coverage Factor: 45% (Balanced for expansive interiors and landscaping)

Legal Status: Title deed available / No VAT

Land for sale near Laiki Sporting Club: Located within a 3-minute drive of Nicosia's premier athletic and social destination.

Athalassa National Forest Park: Situated within close proximity, providing immediate access to extensive green spaces and outdoor recreation.

The Mall of Cyprus & IKEA: Positioned within a short 7-minute drive, offering the district's top-tier retail, dining, and entertainment.

Nicosia General Hospital: Located just 5 km away, providing rapid access to the island's primary medical hub and services.

Nicosia-Limassol Motorway: Effortless connectivity via the nearby interchange, ensuring seamless travel across the island.

This property represents a unique opportunity to acquire a large-scale plot in a high-demand market with generous building parameters and no VAT. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-value 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: **1,266m²**



Gallery

