



For Sale, Land, Plot, Nicosia, Latsia, 690m²

For Sale : **€ 399,000**

Description

Strategic Acquisition: High-Yield Development Plot in Latsia

This prime commercial plot, situated in a high-visibility sector of Latsia, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Boasting a robust building density of 140% within the Eß4 planning zone, the property is perfectly calibrated for a landmark mixed-use building. 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, whether through premium office spaces, retail outlets, or integrated residential units.

The plot's technical specifications allow for a modern architectural project that maximizes vertical space and urban functionality. As a standout choice among plots of land for sale in Latsia, this property benefits from an established commercial atmosphere and excellent accessibility. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful development, supported by the legal security of an available title deed in one of the capital's most resilient growth corridors.

Key Features

Location: Latsia, Nicosia (Commercial Planning Zone Eß4)

Building Density: 140% (Optimized for high-yield mixed-use development)

Coverage Factor: 50%

Structural Allowance: 4 Floors, maximum height of 17m

Legal Status: Title deed available

Land for sale near Latsia Municipal Hall: Located within a 3-minute drive of the district's administrative and civic center.

Nicosia General Hospital: Situated just 3.5 km away, providing proximity to a major public landmark and medical hub.

The Mall of Cyprus & IKEA: Reachable within a short 6-minute drive, offering access to the primary retail and commercial center of the region.

Latsia Lyceum: Located in the immediate vicinity, providing high local traffic and a well-known geographical reference.

Nicosia-Limassol Motorway: Immediate access to the island's main transport artery ensures effortless connectivity for businesses and residents.

This property represents a rare chance to secure a high-density development 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 commercial plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Area

Plot Area: **690m²**



Gallery

