



For Sale, Land, Plot, Nicosia, Latsia, 962m²

For Sale : € 577,200

Description

Premier Residential Plot for High-Value Living in Penhill, Latsia

This exceptional residential plot, situated in the prestigious and highly sought-after Penhill area of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Located on an elevated hillside, this rare-to-find property offers amazing city views, making it a standout choice for a high-spec family residence or a boutique residential project. Boasting a robust building density of 80% within the Ka7 planning zone, the plot offers exceptional versatility and yield potential for any Cyprus real estate investment looking for a strategic foothold in a premium suburban location.

The plot's unique topography and technical parameters allow for a modern architectural project that maximizes both internal living space and the surrounding panoramic vistas. As a prime option among plots of land for sale in Latsia, it benefits from the established and upscale atmosphere of the Penhill neighborhood. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with significant development potential and the security of an available title deed, providing a seamless foundation for capital growth or the creation of a prestigious residential retreat.

Key Features

Location: Penhill, Latsia, Nicosia (Residential Planning Zone Ka7)

Setting: Elevated hillside position with panoramic city views

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

Tax Status: Subject to VAT

Land for sale near Athalassa National Forest Park: Located within a 4-minute drive of Nicosia's largest green lung and recreational area.

University of Cyprus: Situated just 3 km away, providing proximity to the island's leading academic institution.

The Mall of Cyprus & IKEA: Positioned within a short 5-minute drive, offering the district's top-tier retail and dining.

Nicosia General Hospital: Located within a 6-minute drive, ensuring rapid access to the capital's primary medical hub.

Nicosia-Limassol Motorway: Immediate proximity to the main interchange ensures effortless connectivity across the island.

This property represents a rare opportunity to develop a project in a high-demand, elevated location with generous building parameters. 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: **962m²**



Gallery

