



For Sale, Land, Plot, Nicosia, Latsia, 651m²

For Sale : € 175,000

Description

Strategic Residential Development Plot for High-Value Living in Latsia
This prime residential plot in Latsia presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a robust building density of 80%, the property offers exceptional versatility and yield potential. Whether you are looking to design a contemporary, high-spec family residence with generous interior spaces or a boutique residential project, this plot in the Kα7 planning zone is a strategic choice for any Cyprus real estate investment.

The location is perfectly positioned for those who value modern convenience without sacrificing the quality of a quiet residential atmosphere. As one of the most practical plots of land for sale in Latsia, it offers immediate access to essential urban infrastructure while maintaining the privacy expected of G&P Lazarou trusted properties. The 45% coverage factor and 10m height allowance provide the ideal framework for an architectural project that maximizes both living space and property value in a high-demand suburban corridor.

Key Features

Location: Latsia, Nicosia (Planning Zone Kα7)

Building Density: 80% (Versatile for luxury villas or small-scale residential builds)

Coverage Factor: 45%

Structural Allowance: 2 Floors, maximum height of 10m

Legal Status: Title deed is available for immediate transfer.

Nearby Landmarks & Proximity:

Land for sale near Laiki Sporting Club: Located in a prestigious residential pocket within minutes of elite leisure and athletic facilities.

Latsia Health Centre: Situated just 600m away, providing convenient access to essential community healthcare services.

Agios Georgios Church: A local landmark within easy walking distance, anchoring the plot in a traditional and well-established neighborhood.

Mall of Cyprus & IKEA: Less than a 5-minute drive to the capital's premier shopping and entertainment destination.

This property offers a unique blend of accessibility and development potential in one of Nicosia's most resilient markets. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural possibilities and the high-value potential of this prime Latsia plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **651m²**



Gallery

