



For Sale, Land, Plot, Nicosia, Latsia, 579m²

For Sale : **€ 165,000**

Description

Premier Residential Plot: Versatile Development and High-Value Living in Latsia

This prime residential plot in the heart of Latsia offers a compelling balance between Small Development and High-Value Living. Boasting a generous building density of 90%, this property is uniquely positioned for versatility and significant yield potential.

Whether you envision a sophisticated, expansive family residence or a boutique multi-unit project, this plot within the Ka6 planning zone serves as a high-performance asset for any Cyprus real estate investment portfolio.

Located in a thriving residential pocket, the land provides the ideal canvas for a modern architectural project that maximizes both internal space and urban functionality. As one of the most sought-after plots of land for sale in Latsia, it offers the rare combination of a peaceful neighborhood atmosphere with the density required for a high-yield residential build. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with a clear title deed and the structural flexibility to meet the demands of today's premium housing market.

Key Features

Location: Latsia, Nicosia (Planning Zone Ka6)

Building Density: 90% (Optimized for versatility and yield potential)

Coverage Factor: 50%

Structural Allowance: Up to 2 floors (10m height)

Legal Status: Title deed is available for immediate transfer.

Nearby Landmarks & Proximity:

Land for sale near GSP Stadium: Located just a 4-minute drive from the island's premier sports and events arena.

Nicosia General Hospital: Situated within a 3-minute drive, making it a strategic acquisition for professionals.

The Mall of Cyprus & IKEA: Less than 2 km away, offering world-class shopping, dining, and entertainment.

Latsia High School: In the immediate vicinity, ensuring easy access for families with school-aged children.

This property represents a unique opportunity to develop a high-value project in one of Nicosia's most resilient and accessible suburbs. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the long-term investment 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: **579m²**



Gallery

