



## For Sale, Land, Plot, Nicosia, Latsia, 521m<sup>2</sup>

SPYROU KYPRIANOU (PLOT 6)"OIKOPEDA 1"

For Sale : **€ 225,000**

### Description

This residential plot, currently under division in the highly prestigious GSP area of Latsia, presents an exceptional opportunity for those prioritizing Family Living and a secure Long-term Investment. With a building density of 60% within the Kα8 planning zone, the property is perfectly calibrated for the creation of a grand, custom-built family home that offers privacy and architectural distinction. The coverage allowance of 35% ensures that your future residence can feature expansive living areas balanced with generous outdoor space for private gardens and recreation—hallmark features of the high-quality lifestyle offered by G&P Lazarou trusted properties.

As a standout choice among plots of land for sale in Latsia, this land provides a tranquil canvas for a residence that balances suburban elegance with the peace of a low-density neighborhood. Investing in Cyprus real estate within the GSP corridor offers the security of an established community designed for high-end detached houses. Its strategic location near the capital's premier sporting and medical hubs ensures a quiet residential environment while maintaining rapid access to vital commercial centers and major highway networks, making it a premier acquisition for discerning families.

### Key Features

Location: GSP Area, Latsia, Nicosia (Residential Planning Zone Kα8)

Building Density: 60% (Ideal for a prestigious, custom-built family home)

Coverage Factor: 35% (Ensuring ample space for landscaping, pool, and privacy)

Structural Allowance: 2 Floors, maximum height of 10m

Legal Status: Under division with separate title deed in progress

Land for sale near GSP Stadium: Located within a 3-minute drive of Nicosia's primary athletic and events arena.

Nicosia General Hospital: Situated just 2.5 km away, providing rapid access to the island's leading healthcare services.

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

Athalassa National Forest Park: Within close proximity, offering immediate access to Nicosia's largest green space for outdoor recreation.

Nicosia-Limassol Motorway: Positioned for effortless commuting with quick access to the main motorway interchange.

This plot represents a unique chance to secure a sizable asset in one of Nicosia's most prestigious and resilient residential areas. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural possibilities and the long-term value of this exceptional property.

### Details

Property Type: **Land**  
[Website](#)

Status: **Available**

Unit Number: **PLOT 6**

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

### Area

Plot Area: **521m<sup>2</sup>**





## Gallery





| PLOT NO. | SG. METERS | EURO            |
|----------|------------|-----------------|
| 1        | 570 TM     | € 200,000 - VAT |
| 2        | 588 TM     | € 208,000 - VAT |
| 3        | 574 TM     | € 215,000 - VAT |
| 4        | 595 TM     | € 230,000 - VAT |
| 5        | 625 TM     | € 250,000 - VAT |
| 6        | 521 TM     | € 179,000 - VAT |
| 7        | 1095 TM    | € 390,000 - VAT |
| 8        | 935 TM     | € 180,000 - VAT |
| 9        | 965 TM     | € 175,000 - VAT |
| 10       | 1048 TM    | € 340,000 - VAT |
| 11       | 565 TM     | € 170,000 - VAT |
| 12       | 557 TM     | € 175,000 - VAT |
| 13       | 545 TM     | € 175,000 - VAT |
| 14       | 523 TM     | € 165,000 - VAT |
| 15       | 525 TM     | € 175,000 - VAT |
| 16       | 550 TM     | € 175,000 - VAT |
| 17       | 564 TM     | € 175,000 - VAT |
| 18       | 584 TM     | € 183,000 - VAT |
| 19       | 532 TM     | € 179,000 - VAT |
| 20       | 526 TM     | € 175,000 - VAT |

ΟΙΚΟΓΕΩΛ. 3

| PLOT NO. | SG. METERS | EURO            |
|----------|------------|-----------------|
| 1        | 554 TM     | € 225,000 - VAT |
| 2        | 591 TM     | € 230,000 - VAT |
| 3        | 642 TM     | € 245,000 - VAT |
| 4        | 535 TM     | € 225,000 - VAT |
| 5        | 562 TM     | € 240,000 - VAT |
| 6        | 518 TM     | € 225,000 - VAT |
| 7        | 689 TM     | € 250,000 - VAT |
| 8        | 604 TM     | € 215,000 - VAT |
| 9        | 627 TM     | € 220,000 - VAT |

ΟΙΚΟΓΕΩΛ. 2

## ΠΡΟΝΟΜΙΟΥΧΑ ΟΙΚΟΓΕΩΛ. 1

Προνομιστοί/ες συντάττουν τα στοιχεία διατίθενται από την Εταιρεία με την οποία έχουν συνάψει συμφωνία, σύμφωνα με την υποχρέωση υπαχθούν στην μεταπώληση των οικοπέδων, σύμφωνα με την προκήρυξη της Εταιρείας, χωρίς να απαιτείται η συναίνεση της Εταιρείας. Αυτοί που δεν πληρούν τα κριτήρια προνομιστοί/ες, οι ενδιαφέροντες οι οποίοι υποβάλλουν αίτηση, υποβάλλουν αίτηση.

Το δικαίωμα προνομιστοί/ες συντάττουν διατίθενται από οποιονδήποτε ενδιαφερόμενο, χωρίς να είναι δυνατόν να απαιτείται η συναίνεση της Εταιρείας. Οι προνομιστοί/ες έχουν δικαίωμα προνομιστοί/ες να αγοράσουν οικόπεδο με δική τους επιλογή, χωρίς να απαιτείται η συναίνεση της Εταιρείας. Οι προνομιστοί/ες έχουν δικαίωμα προνομιστοί/ες να αγοράσουν οικόπεδο με δική τους επιλογή, χωρίς να απαιτείται η συναίνεση της Εταιρείας.

ΑΠΟΚΛΕΙΣΤΙΚΑ ΑΠΟ ΤΗΝ  
G&P LAZAROU

