

For Sale, Land, Plot, Nicosia, Latsia, 521m²

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**
Status: **Available**
Unit Number: **PLOT 6**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **521m²**

Gallery


















PLOT NO.	SQ. METERS	EURO
1	570 T.M.	€ 200,000 + VAT
2	585 T.M.	€ 205,000 + VAT
3	644 T.M.	€ 225,000 + VAT
4	659 T.M.	€ 230,000 + VAT
5	540 T.M.	€ 180,000 + VAT
6	521 T.M.	€ 175,000 + VAT
7	1180 T.M.	€ 380,000 + VAT
8	515 T.M.	€ 180,000 + VAT
9	581 T.M.	€ 175,000 + VAT
10	1046 T.M.	€ 340,000 + VAT
11	562 T.M.	ΠΩΛΗΜΕΝΟ
12	557 T.M.	€ 175,000 + VAT
13	549 T.M.	€ 175,000 + VAT
14	523 T.M.	€ 165,000 + VAT
15	553 T.M.	€ 175,000 + VAT
16	550 T.M.	€ 175,000 + VAT
17	564 T.M.	€ 175,000 + VAT
18	594 T.M.	€ 183,000 + VAT
19	532 T.M.	€ 175,000 + VAT
20	526 T.M.	€ 175,000 + VAT

ΟΙΚΟΠΕΔΑ 1

PLOT NO.	SQ. METERS	EURO
1	554 T.M.	€ 225,000 + VAT
2	591 T.M.	€ 230,000 + VAT
3	642 T.M.	€ 245,000 + VAT
4	535 T.M.	€ 225,000 + VAT
5	562 T.M.	€ 230,000 + VAT
6	616 T.M.	€ 240,000 + VAT
7	583 T.M.	€ 250,000 + VAT
8	689 T.M.	€ 250,000 + VAT
9	604 T.M.	€ 239,000 + VAT
10	527 T.M.	€ 220,000+ VAT

ΟΙΚΟΠΕΔΑ 2

ΑΠΟΚΛΕΙΣΤΙΚΑ ΑΠΟ ΤΗΝ
G&P LAZAROU

ΠΡΟΝΟΜΙΟΥΧΑ ΟΙΚΟΠΕΔΑ
ΣΤΟ ΓΣΠ (περιοχή Senior School)

Προνομιούχα οικόπεδα τα οποία βρίσκονται επί της οδού Ιωάννη Σπυριανού, δίπλα στο Senior School, με μεγάλη ανάπτυξη γύρω από αποκλειστικές επαύλεις.

Τα προς πώληση οικόπεδα έχουν επιπλέον επιφάνειες. Λόγω του ΣΔ 80% τα οποία απευθύνονται σε πελάτες που θέλουν να ενδιαφέρονται για την ανάγκη πολιτικών κατοικιών.

Τα υπό διαιρεμένη οικόπεδα βρίσκονται σε εξαιρετική τοποθεσία κοντά στο ιδιωτικό σχολείο Senior School κοντά σε υπηρεσίες όπως νοσοκομείο, Mall of Cyprus και έχουν εύκολη πρόσβαση προς την Λεμεσό.

Επίσης τα οικόπεδα θα εξυπηρετούνται από ιδιωτικό δρόμο και από δύο μεγάλους χωρους πρασίνου που θα διαμορφωθούν ως πάρκο.



