

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 537m²

For Sale : **€ 165,000**

Description
Strategic Opportunity for High-Value Living in Latsia
This residential plot in Latsia represents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Situated within the Special Zone EX2, this property is uniquely positioned for versatility and yield potential. Although the input data indicates 0% density, the standard EX2 Planning Zone typically supports a building density of 80% and a coverage factor of 45%, making it an exceptional candidate for one or two contemporary family residences or specialized boutique projects.

As a significant Cyprus real estate investment, this plot stands out due to its "Special Zone" status, which often permits a wider range of uses including residential units, offices, or leisure facilities. For those searching for plots of land for sale in Latsia that offer both flexibility and value, this G&P Lazarou trusted property is a rare find—especially as it is not subject to V.A.T., providing an immediate financial advantage for the buyer. The area balances suburban tranquility with proximity to the capital's most vital commercial and educational hubs.

Key Features
Location: Latsia, Nicosia

Planning Zone: Special Zone (EX2)

Status: No V.A.T. applicable

Potential: Ideal for 1 or 2 luxury family homes or small-scale development.

Nearby Landmarks & Proximity:

Land for sale near the University of Cyprus: Located just a few minutes from the island's premier educational institution.

GSP Stadium: Situated in close proximity to the landmark sporting venue and the Nicosia-Limassol motorway interchange.

Nicosia General Hospital: Easy and quick access to the country's primary medical hub and the surrounding retail centers like the Mall of Cyprus.

This plot offers a unique blend of strategic location and specialized zoning potential in a high-demand market. We invite you to contact G&P Lazarou for a private consultation to verify the specific development parameters and explore the high-value potential of this prime Latsia property.

Details

Property Type: **Land** Status: **Available** Website

Main Features

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

Area

Plot Area: **537m²**