



For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 457m²

For Sale : **€ 139,000**

Description

High-Yield Development and Strategic Residential Acquisition in Latsia

This prime residential plot in Latsia represents a sophisticated opportunity for High-Yield Development and Strategic Acquisition. Boasting a robust building density of 100% (treated with the strategic focus of high-density zoning), this property is an exceptional candidate for an upscale apartment complex or a high-value multi-unit residential project. Its flat topography, rectangular shape, and 16m road frontage provide the ideal canvas for developers looking to maximize ROI in a high-demand suburban corridor.

Positioned in the sought-after Ka5 planning zone, this land offers the rare advantage of being adjacent to state land, ensuring a sense of openness and long-term environmental stability. As one of the most versatile plots of land for sale in Latsia, it combines the yield potential of 3-floor construction with the prestige of a quiet, established neighborhood. Whether you are expanding a portfolio of Cyprus real estate investment or seeking G&P Lazarou trusted properties that are exempt from VAT, this plot stands out as a high-performance asset.

Key Features

Location: Latsia, Nicosia (Planning Zone Ka5)

Building Density: 100% (Optimized for apartments or high-yield residential builds)

Coverage Factor: 50%

Structural Allowance: 3 Floors, maximum height of 13.5m

Special Attributes: Flat, rectangular shape; 16m road frontage; North orientation; No VAT applicable.

Nearby Landmarks & Proximity:

Land for sale near Nicosia General Hospital: Located within a 3-minute drive, ensuring high interest from medical professionals and staff.

Mall of Cyprus & IKEA: Situated in the immediate vicinity, providing residents with world-class shopping and entertainment.

Latsia B' Elementary School: Just a short walk away, making any future residential development highly attractive to families.

With its high density and strategic location near the capital's main highway artery, this plot is primed for immediate development. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the projected returns on this exceptional Latsia property.

Details

Property Type: **Land**

Status: **Sold**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **457m²**



Gallery

