



For Rent, Land, Plot, Nicosia, Latsia, Agios Georgios, 2,507m²

For Rent : **€ 5,000**

Description

Premier 2,507 m² Mixed-Use Rental Opportunity in Latsia: Strategic Development and High-Yield Potential

This expansive 2,507 m² land assembly, comprising four adjoining plots in a high-visibility location in Latsia, presents a rare and versatile opportunity for strategic acquisition and high-yield development. The property features a unique dual-zoning profile: 17% of the land falls within the ΕΒ4 Commercial Zone with a potent 140% building density, while the remaining 83% is situated in the Κα6 Residential Zone with a 90% building density. This combination is ideal for a large-scale mixed-use project, balancing commercial frontage with high-density residential units.

The location is exceptionally strategic, offering immediate access to the Nicosia-Limassol Motorway and the Athalassa Avenue commercial corridor. The site is situated within walking distance of the Latsia Municipal Hall and is in close proximity to the Latsia Health Centre and the Senior School, ensuring high footfall and demand. For business operations or residential projects, the plots offer extensive frontage on a public road near the GSP Stadium and the Mall of Cyprus, making it a landmark destination for developers. As one of the G&P Lazarou trusted properties, this 2,507 m² rental opportunity provides the scale and zoning flexibility required for a signature commercial headquarters or a premium residential complex in Nicosia's primary southern hub.

Key Features

Total Land Area: 2,507 m² (Four adjoining plots)

Town Planning Zones: Mixed ΕΒ4 (Commercial) and Κα6 (Residential)

Building Density:

140% for the Commercial portion (Ideal for offices or retail)

90% for the Residential portion (Focus on high-yield apartment complexes)

Coverage Factor: 50%

Access: Extensive frontage on a primary public road.

Strategic Proximity: Immediate access to the Nicosia-Limassol Highway; located near the GSP Stadium, Mall of Cyprus, and Latsia Municipal Hall.

Investment Profile: A high-value rental opportunity for developers looking for a strategic project with diverse ROI potential.

Lease Terms: Available for long-term rental/development.

Maximize your commercial and residential footprint in the heart of Latsia's development zone. Contact G&P Lazarou today for a private consultation regarding this 2,507 m² land assembly.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **2,507m²**



Gallery

