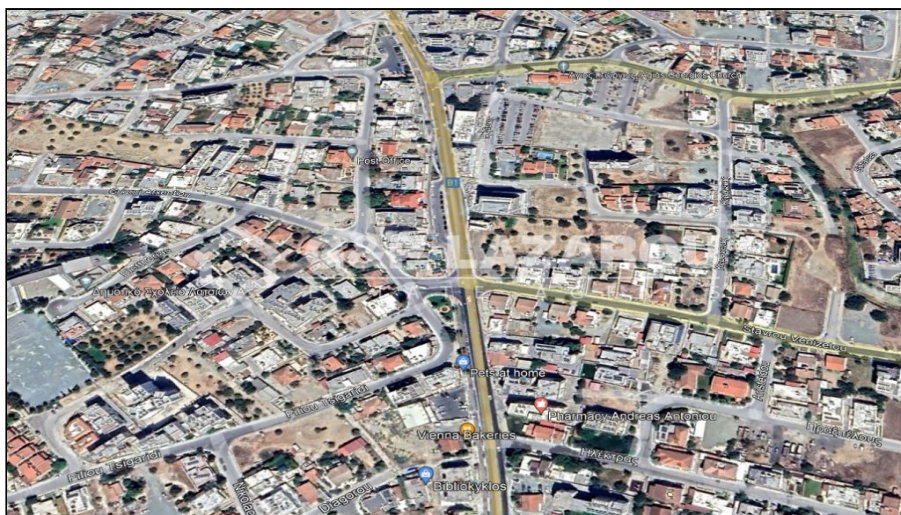




For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 812m²

For Sale : **€ 750,000**

Description

Strategic Acquisition: High-Yield Commercial Development Plot in Latsia

This exceptional corner commercial plot, situated in a high-visibility sector of Latsia, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Falling within the Eß3 planning zone with an impressive building density of 160% and a coverage factor of 50%, the property is perfectly calibrated for the development of a landmark multi-storey commercial building. Its prominent corner position and high-density parameters make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential and long-term capital appreciation in a rapidly developing business hub.

The plots technical specifications allow for a modern architectural project that maximizes both footprint and vertical functionality, ideal for premium office complexes, flagship retail outlets, or mixed-use investment projects. As a standout choice among plots of land for sale in Latsia, this property benefits from high exposure and superior accessibility at the entrance of the capital. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful large-scale development in one of the most resilient commercial growth rings of Nicosia.

Key Features

Location: Latsia, Nicosia (Commercial Planning Zone Eß3)

Configuration: Prime corner position for maximum exposure and visibility

Building Density: 160% (Optimized for high-yield, multi-storey commercial development)

Coverage Factor: 50% (Balanced for expansive urban footprint and utility)

Structural Allowance: High-density zoning suitable for landmark commercial architecture

Land for sale near Latsia Municipal Hall: Located within a 2-minute drive of the districts administrative and civic center.

Nicosia General Hospital: Situated just 2.5 km away, providing proximity to a major public landmark and healthcare hub.

The Mall of Cyprus and IKEA: Reachable within a short 5-minute drive, offering access to the primary retail and commercial center of the region.

GSP Stadium: Located within a 4-minute drive, a major point of reference for local traffic and events.

Nicosia-Limassol Motorway: Immediate access to the islands main transport artery ensures seamless connectivity for clients and logistics.

This property represents a rare chance to secure a high-density, corner commercial asset in a strategic location with significant visibility. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Latsia commercial plot.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Commercial**

Height: **24**

Area

Plot Area: **812m²**

Further Details

Corner Plot



Gallery

