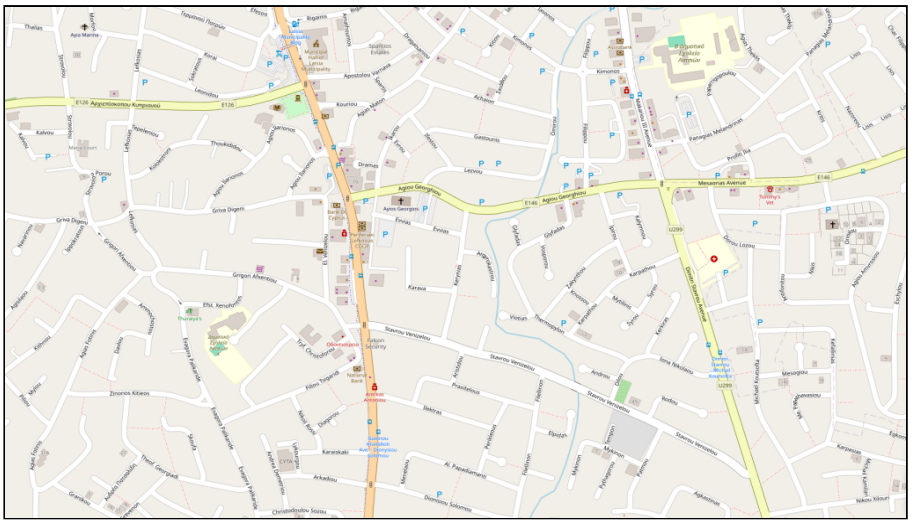


For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 732m²

For Sale : **€ 465,000**

Description
Commercial Plot for Sale in Latsia, Nicosia District
An outstanding opportunity to acquire a commercial plot in one of the most prominent and rapidly developing business areas of Latsia, Nicosia. Offering excellent development potential and a strategic location, this property is an ideal choice for developers, investors, and businesses seeking a high-value commercial asset.
The property enjoys a prime location in Latsia, with immediate access to the Nicosia–Limassol motorway, Nicosia city center, business districts, retail outlets, banks, educational institutions, and all essential amenities.
The plot extends to 732 m² and offers exceptional development potential thanks to its favorable planning characteristics. Approximately 93% of the property falls within Commercial Planning Zone Eb3, allowing a 160% building density, 50% coverage ratio, construction of up to 6 floors, and a maximum building height of 24 meters. The remaining 7% falls within Residential Planning Zone Ka5, offering a 100% building density, 50% coverage ratio, permission for up to 3 floors, and a maximum building height of 13.5 meters.
The combination of commercial and residential planning zones provides outstanding flexibility for the development of a modern office building, commercial premises, showroom, mixed-use project, or other high-quality commercial developments, offering excellent long-term investment potential.
Its strategic location in one of Nicosia's key commercial areas makes this property an exceptional opportunity for developers and investors seeking a premium real estate investment in Cyprus.
Don't miss this rare opportunity to secure a prime commercial plot in one of Latsia's most sought-after locations.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/plot/town_planning_zone/commercial/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Commercial**
Height: **24**

Area

Plot Area: **732m²**

Gallery

