



For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 527m²

For Sale : **€ 160,000**

Description

Exceptional Residential Plot for High-Value Living in Latsia
This unique €160,000 residential plot, situated in the fast-growing and peaceful district of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a versatile building density of 80%, the property offers exceptional yield potential for a boutique residential project or the space required to design a contemporary, custom family home. Its strategic positioning in the Kα7 planning zone makes it a cornerstone for any Cyprus real estate investment looking to capitalize on Nicosia's southward expansion.

The area perfectly balances tranquility with modern convenience, offering a high-demand environment for both residents and investors. As one of the most promising plots of land for sale in Latsia, this property ensures long-term value through its proximity to major infrastructure and essential amenities. Choosing G&P Lazarou trusted properties means securing an asset with clear future potential, where "dream home" aspirations meet practical investment logic in a serene, well-connected neighborhood.

Key Features

Location: Latsia, Nicosia (Planning Zone Kα7)

Price: €160,000

Building Density: 80% (Ideal for a modern residence or multi-unit development)

Coverage Factor: 45%

Nearby Landmarks & Proximity:

Land for sale near the University of Cyprus: Located just a 5-minute drive from the island's leading academic institution, ensuring strong rental appeal.

Athalassa National Forest Park: Only 2km away, providing immediate access to Nicosia's largest green lung for family recreation and outdoor sports.

The Mall of Cyprus & IKEA: Situated within a 4-minute drive, offering the capital's premier shopping and dining destination.

This plot offers a rare combination of price, density, and strategic location in a resilient market. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the high-value potential of this prime Latsia property.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Residential	Height: 10
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Area

Plot Area: **527m²**



Gallery

