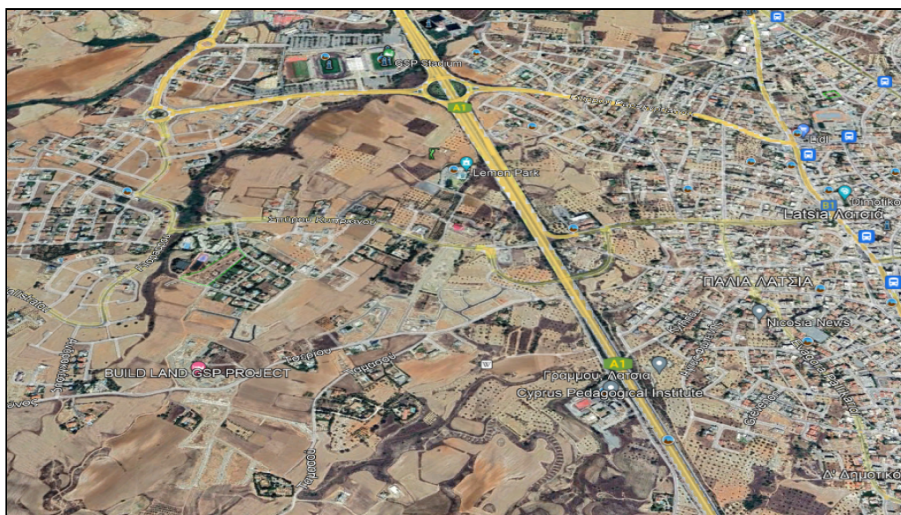




## For Sale, Land, Plot, Nicosia, Latsia, 521m<sup>2</sup>

For Sale : **€ 189,000**

### Description

Elite Residential Plot for Custom Family Living in GSP, Nicosia

This building plot, situated in the prestigious and highly sought-after GSP area of Nicosia, presents an exceptional opportunity for those prioritizing Family Living and a secure Long-term Investment. With a building density of 60%, the property is perfectly calibrated for the creation of a grand, custom-built family home. The coverage allowance of 35% ensures that your residence can feature expansive living areas balanced with generous outdoor space for private gardens and recreation, hallmark features of the luxury properties in this elite neighborhood.

Investing in Cyprus real estate within the Kα8 planning zone offers the security of a well-established, low-density community composed of high-end detached houses. As a standout choice among plots of land for sale in GSP Area, this land serves as the ideal canvas for a residence that balances architectural elegance with the tranquility of a quiet residential pocket. Choosing G&P Lazarou trusted properties means securing a prime location that provides privacy while maintaining immediate access to the capital's most vital commercial and leisure hubs.

### Key Features

Location: GSP Area, Strovolos/Latsia, Nicosia

Planning Zone: Residential (Kα8)

Building Density: 60% (Ideal for a prestigious custom-built family home)

Coverage Factor: 35% (Ensuring ample space for landscaping and privacy)

Structural Allowance: 2 Floors, maximum height of 10m

Land for sale near GSP Stadium: Located within a 2-minute drive of Nicosia's premier sporting and events arena.

Land for sale near The Senior School: Situated in close proximity to leading private educational institutions, perfect for families.

Mall of Cyprus & IKEA: Only minutes away, offering the district's top-tier retail, dining, and entertainment facilities.

Nicosia-Limassol Motorway: Immediate access for seamless commuting to the city center or other coastal cities.

This plot represents a unique chance to join one of Nicosia's most exclusive residential corridors. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the long-term value of this exceptional GSP property.

### Details

Property Type: **Land**  
[Website](#)

Status: **Available**

Unit Number: **PLOT 4**

### Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

### Area

Plot Area: **521m<sup>2</sup>**



---

## Gallery

