

For Sale, Land, Plot, Nicosia, Latsia, 610m²

For Sale : **€ 165,000**

Description
Premier Residential Plot for High-Value Living near Laiki Sporting Club
This beautiful residential plot, located in the prestigious and fast-growing Laiki Sporting Club area of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a generous building density of 90%, the property offers exceptional versatility and yield potential. Whether you envision a grand, modern family villa or a boutique residential project, this plot in the Kα6 planning zone is a strategic choice for any Cyprus real estate investment.

Situated in a newly developed and exceptionally quiet neighborhood, this land provides a serene sanctuary without sacrificing urban convenience. As one of the most desirable plots of land for sale in Latsia, it is surrounded by high-end residences and luxury facilities, ensuring long-term capital appreciation. Choosing G&P Lazarou trusted properties means securing an asset with a clear title deed and the added financial benefit of being exempt from VAT, making it a highly attractive acquisition for discerning investors and families alike.

Key Features
Location: Laiki Sporting Club Area, Latsia, Nicosia

Planning Zone: Residential (Kα6)

Building Density: 90% (Optimized for versatility and high yield)

Coverage Factor: 50%

Structural Allowance: 2 Floors, maximum height of 10m

Legal Status: Title deeds available; No VAT applicable.

Nearby Landmarks & Proximity:

Land for sale near Laiki Sporting Club: Just moments away from one of Nicosia’s premier leisure and athletic hubs.

Athalassa National Forest Park: Located within a 4-minute drive, offering the capital's largest green space for outdoor recreation.

The Senior School & Carolina Park: Situated in the immediate vicinity, making this a prime location for families seeking proximity to elite education.

Nicosia General Hospital & Mall of Cyprus: Easy access via the nearby highway interchange, connecting you to major services in under 5 minutes.

This property represents a rare chance to build in one of Latsia's most quiet and prestigious residential pockets. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the high-value potential of this exceptional plot.

Details

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

Main Features

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

Area

Plot Area: **610m²**

Gallery

