

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 806m²

For Sale : **€ 127,000**

Description
Strategic Investment Opportunity: High-Value Residential Plot in Latsia
This substantial 806 sqm residential plot, currently under division in the heart of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a robust building density of 90%, the property offers exceptional versatility and yield potential for a boutique residential project or a pair of high-spec family residences. Its level topography and upcoming registered road frontage make it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in a well-established and expanding neighborhood.

Situated in a peaceful residential pocket characterized by a blend of modern homes and vacant parcels, the land provides an ideal canvas for an architectural project that maximizes both internal square footage and urban functionality. As one of the most practical plots of land for sale in Latsia, it ensures long-term value through its excellent accessibility to the capital's primary commercial and social hubs. Choosing G&P Lazarou trusted properties means investing in a location where suburban tranquility meets modern efficiency, providing a secure foundation for both capital growth and premium residential comfort.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Κα6)

Plot Size: 806 sqm (Flat and construction-ready)

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

Coverage Factor: 50%

Structural Allowance: 2 Floors, maximum height of 10m

Tax Status: Subject to VAT

Land for sale near Apostolos Filippos Church: Located approximately 50m from this local landmark, ensuring a central and recognizable position.

Nicosia General Hospital: Situated within a short drive, providing rapid access to the island's primary medical facilities.

The Mall of Cyprus & IKEA: Located within 6 minutes, offering the district's premier shopping, dining, and retail services.

Laiki Lefkothea Area: Positioned just 1km northwest of this desirable residential zone, known for its elevated prestige.

Nicosia–Limassol Motorway: Immediate proximity for effortless commuting and connectivity across the island.

This property represents a unique opportunity to develop a high-value project in a high-demand market with generous building parameters. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the strategic investment potential of this exceptional Latsia plot.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **PLOT 4**
Website

Main Features

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

Area

Plot Area: **806m²**