

For Sale, Land, Plot, Nicosia, Latsia, 1,536m²

For Sale : **€ 600,000**

Description
Strategic Acquisition: High-Yield Commercial Development Plot in Latsia

This commercial plot, situated in a strategic sector of Latsia, presents a sophisticated opportunity for investors focused on High-Yield Development and Strategic Acquisition. Falling within the Bα3 planning zone with a building density of 100% and a coverage factor of 60%, the property is perfectly calibrated for commercial or mixed-use projects. Its high-density parameters and versatility make it a high-performance asset for any Cyprus real estate investment looking for a project with substantial ROI potential and long-term capital appreciation in a resilient growth corridor.

The plots technical specifications allow for a modern architectural project that maximizes both footprint and urban functionality, ideal for premium office spaces, retail outlets, or specialized commercial facilities. As a notable choice among plots of land for sale in Latsia, this property benefits from an established business atmosphere and superior accessibility. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with the professional and authoritative foundation required for a successful development in one of the capitals most active commercial hubs.

Key Features

Location: Latsia, Nicosia (Commercial Planning Zone Bα3)
Building Density: 100% (Optimized for high-yield commercial or mixed-use development)
Coverage Factor: 60% (Maximum footprint for operational efficiency)
Structural Allowance: 2 Floors
Land for sale near Latsia Industrial Area: Situated within a 3-minute drive of the districts primary commercial and light-industrial hub.
Nicosia General Hospital: Located within a short 5-minute drive, providing proximity to a major public landmark and medical hub.
The Mall of Cyprus and IKEA: Positioned within a 6-minute drive, offering access to the primary retail and commercial heart of the region.
Carlsberg Brewery: Located within close proximity, serving as a well-known geographical reference in the area.
Nicosia-Limassol Motorway: Immediate access to the islands main transport artery ensures seamless connectivity for clients and logistics.

This property represents a rare chance to secure a high-density commercial asset in a strategic location with significant visibility. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Latsia commercial plot.

Details

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

Main Features

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

Area

Plot Area: **1,536m²**

Further Details

Corner Plot

Gallery

