



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

REG.NO: 6/799 (PLOT 26) PARCEL NO. 772,
MAKRIES MIZES, AGIOS GEORGIOS, LATSIA

For Sale : **€ 190,000**

Description

Strategic Residential Plot for High-Value Living in Latsia

This 527 sq.m. residential plot, currently under division in a serene area of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a robust building density of 90%, the property offers exceptional versatility and yield potential for a boutique residential project or a substantial, high-spec family residence. Its positioning within the Ka7 planning zone makes it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in a rapidly developing suburban corridor.

The plot is designed to support modern lifestyle requirements, offering the capacity for a structure of up to two floors and a maximum height of 10m. As one of the most practical plots of land for sale in Latsia, it ensures long-term value through its strategic connectivity and proximity to the capital's key commercial and social hubs. Choosing G&P Lazarou trusted properties means investing in an area where suburban tranquility meets urban efficiency, providing a secure foundation for both capital growth and residential comfort.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Ka7)

Plot Size: 527 sq.m. (Under division)

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

Coverage Factor: 50%

Structural Allowance: 2 Floors, maximum height of 10m

Land for sale near Laiki Sporting Club: Located within a 4-minute drive of Nicosia's premier athletic and leisure destination.

Land for sale near Athalassa National Forest Park: Situated just moments away from the capital's largest green lung, perfect for outdoor recreation.

Nicosia General Hospital: Within a short drive, providing rapid access to the island's primary healthcare facilities.

Nicosia-Limassol Motorway: Positioned for effortless commuting with quick access to the main motorway interchange and The Mall of Cyprus.

This property represents a unique opportunity to develop a high-value project in a resilient and high-demand market. 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**
[Website](#)

Status: **Available**

Unit Number: **PLOT 26**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **527m²**