

For Sale, Land, Plot, Nicosia, Latsia, 776m²

For Sale : **€ 230,000**

Description
Strategic Investment Opportunity: High-Value Residential Plot in Latsia

This residential plot in a thriving sector of Latsia presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. Boasting a robust building density of 80% within the Kα7 planning zone, the property offers exceptional versatility and yield potential, whether for a boutique residential project or a substantial, high-spec family residence. The plot provides a ready-to-build canvas for a modern architectural project that maximizes both internal square footage and urban functionality.

As a practical choice among plots of land for sale in Latsia, this property ensures long-term value through its excellent connectivity and proximity to the capital's primary commercial and social hubs. Choosing G&P Lazarou trusted properties means investing in a location where tranquility meets prestige, providing a secure foundation for capital growth and premium residential comfort. Its positioning within an established neighborhood makes it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in this resilient suburban corridor.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Kα7)
Building Density: 80% (Optimized for high-value residential development)
Coverage Factor: 45% (Balanced for expansive interiors and landscaping)
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 social destination.
Apostolos Filippos Church: Situated just 1 km away, providing a central reference point in this residential community.
Nicosia General Hospital: Located within a short 6-minute drive, offering rapid access to the island's primary medical hub.
The Mall of Cyprus & IKEA: Positioned for convenience, with the district's top-tier retail and dining just a 7-minute drive away.
Nicosia-Limassol Motorway: Immediate proximity to the main interchange ensures 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**
Website

Main Features

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

Area

Plot Area: **776m²**

Gallery

