

For Sale, Land, Plot, Nicosia, Latsia, 595m²

For Sale : **€ 125,000**

Description
Prime Residential Plot for Small Development and High-Value Living in Latsia
This under-division plot in Latsia presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a building density of 80%, the property offers exceptional versatility and yield potential. Whether you are looking to design a contemporary family residence with generous interior spaces or a boutique residential project, this plot in the Kα7 planning zone is a strategic choice for any Cyprus real estate investment.

The location is perfectly positioned for those who value convenience without sacrificing the quality of a residential atmosphere. As one of the most practical plots of land for sale in Latsia, it offers immediate access to essential urban infrastructure while maintaining the privacy expected of G&P Lazarou trusted properties. The combination of registered road access and an 80% building density makes this an asset primed for immediate development or a solid addition to a long-term family estate.

Key Features
Location: Latsia, Nicosia (Planning Zone Kα7)

Status: Under Division (Ideal for modern architectural planning)

Building Density: 80% (Versatile for luxury villas or high-value residential units)

Coverage Factor: 45%

Nearby Landmarks & Proximity: * Land for sale near the University of Cyprus: Located just a 5-minute drive from the main campus, ensuring long-term desirability.

Athalassa National Forest Park: Proximity to Nicosia’s largest green lung, perfect for family recreation and outdoor activities.

Mall of Cyprus & IKEA: Situated within a 4-minute drive, offering the capital's premier shopping and dining experiences.

This property offers a unique blend of accessibility and development potential in one of the capital's most resilient markets. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the specific advantages of this prime Latsia plot.

Details

Property Type: **Land**
Website

Status: **Available**

Unit Number: **PLOT 2**

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **595m²**