



For Sale, Land, Plot, Nicosia, Latsia, 540m²

REG.NO: 2/2892, MAKEDONOMACHON,
TSIAMPRES, AGIOS GEORGIOS, LATSIA

For Sale : **€ 190,000**

Description

Strategic Investment Opportunity: High-Value Residential Plot in Latsia

This prime residential plot in 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, whether for a boutique residential project or a substantial, high-spec family residence. Its positioning within the Kα6 planning zone makes it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in one of the capital's most resilient suburban corridors.

The plot's technical specifications allow for a modern architectural project that maximizes internal living space and urban functionality. As one of the most practical plots of land for sale in Latsia, it ensures long-term value through its excellent connectivity and proximity to the district'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 with the added benefit of an available title deed and no VAT.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Kα6)

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

Coverage Factor: 50%

Legal Status: Title deed available

Tax Status: No VAT

Land for sale near GSP Stadium: Located within a 3-minute drive of Nicosia's premier sporting and events arena.

Land for sale near Nicosia General Hospital: Situated just 2 km away, providing rapid access to the island's primary medical facilities.

The Mall of Cyprus & IKEA: Located within a short 5-minute drive, offering the district's top-tier retail and dining.

Athalassa National Forest Park: Within close proximity, providing immediate access to extensive green spaces for outdoor recreation.

Nicosia-Limassol Motorway: Immediate access for effortless commuting and connectivity across the island.

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**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **540m²**



Gallery

