



For Sale, Land, Plot, Nicosia, Latsia, 617m²

For Sale : **€ 205,000**

Description

Premier Residential Plot for High-Value Living Opposite Laiki Sporting Club

This exceptional residential plot, perfectly positioned in a prime location opposite the renowned Laiki Sporting Club in Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a robust building density of 80% within the Kα7 planning zone, this property is an ideal candidate for the creation of a bespoke luxury residence or a high-end boutique project. Its location in one of Nicosia's most prestigious suburban corridors makes it a standout choice for any Cyprus real estate investment looking for long-term growth and exclusivity.

The plot's proximity to elite leisure facilities and modern infrastructure provides the perfect foundation for an architectural project that emphasizes both privacy and connectivity. As a prime option among plots of land for sale in Latsia, it benefits from a well-established neighborhood atmosphere favored by professionals and families alike. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with significant yield potential and the prestige associated with one of the district's most desirable residential addresses.

Key Features

Location: Latsia, Nicosia (Opposite Laiki Sporting Club)

Planning Zone: Residential (Kα7)

Building Density: 80% (Optimized for luxury residential development or boutique projects)

Coverage Factor: 45% (Balanced for expansive interiors and outdoor landscaping)

Structural Allowance: 2 Floors, maximum height of 10m

Land for sale near Laiki Sporting Club: Situated directly opposite one of the capital's premier athletic and social hubs.

Athalassa National Forest Park: Located within a 4-minute drive, offering immediate access to Nicosia's largest green space.

The Senior School: In close proximity to top-tier educational institutions, making it highly attractive for family-oriented projects.

Nicosia General Hospital & Mall of Cyprus: Less than 5 minutes away via easy highway access, connecting you to major services and retail.

Nicosia-Limassol Motorway: Immediate access for seamless commuting to the city center or other coastal cities.

This property offers a rare combination of strategic development potential and an elite location in a resilient market. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the high-value 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: **617m²**



Gallery

