

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 554m²

For Sale : **€ 500,000**

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

This 554sqm residential plot, situated in a rapidly evolving and well-connected 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 100% within the Kα5 planning zone, the property offers exceptional versatility and yield potential for a boutique apartment project or a premium multi-storey residence. Its technical parameters, allowing for up to three floors, make it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in a high-demand suburban corridor.

The plot provides a ready-to-build canvas for a modern architectural project that maximizes both internal square footage and urban functionality. As a prime option among plots of land for sale in Latsia, it benefits from an established neighborhood atmosphere favored by professionals and families alike. Choosing G&P Lazarou trusted properties ensures you are acquiring a site with significant development potential and excellent connectivity, providing a secure foundation for capital growth or the creation of a premium residential retreat.

Key Features

Location: Latsia, Nicosia (Residential Planning Zone Kα5)
Plot Size: 554sqm (Ideal dimensions for multi-unit development)
Building Density: 100% (Optimized for high-value residential projects)
Coverage Factor: 50% (Balanced for maximizing footprint and functionality)
Structural Allowance: 3 Floors, maximum height of 13.5m
Tax Status: Subject to VAT
Land for sale near GSP Stadium: Located within a 4-minute drive of Nicosia's premier sporting and events arena.
Nicosia General Hospital: Situated just 2 km away, providing rapid access to the island's primary medical facilities.
The Mall of Cyprus & IKEA: Positioned within a short 5-minute drive, offering the district's top-tier retail and dining.
Athalassa National Forest Park: Within close proximity, offering immediate access to extensive green spaces and outdoor recreation.
Nicosia-Limassol Motorway: Immediate access to the island's main transport artery ensures effortless 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 and strategic visibility. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the high-yield potential of this exceptional Latsia residential plot.

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **554m²**

Gallery

