

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 1,000m²

For Sale : **€ 420,000**

Description
Premier Residential Plot for High-Value Living in Latsia

This spacious 1,000 sqm residential plot, situated in a thriving 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 80% within the Kα7 planning zone, the property offers exceptional versatility and yield potential, whether for a boutique apartment project or a significant, high-spec family residence. Its generous size and registered road access make it a high-performance asset for any Cyprus real estate investment looking for a strategic foothold in one of the capitals most resilient suburban corridors.

The plots technical parameters allow for a modern architectural project that maximizes both internal living space and functional outdoor areas across two floors. 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 Kα7)
Plot Size: 1,000 sqm (Significant scale for versatile residential development)
Building Density: 80% (Optimized for high-value residential projects)
Coverage Factor: 45% (Balanced for expansive interiors and landscaping)
Structural Allowance: 2 Floors, maximum height of 10m
Legal Status: Title deeds available
Land for sale near Athalassa National Forest Park: Located within a 4-minute drive of Nicosias largest urban green lung and recreational area.
University of Cyprus: Situated just 3 km away, providing rapid access to the islands leading academic institution.
The Mall of Cyprus and IKEA: Positioned within a short 5-minute drive, offering the districts top-tier retail, dining, and entertainment.
Nicosia General Hospital: Located within a 6-minute drive, ensuring proximity to the capitals primary medical hub.
Nicosia-Limassol Motorway: Immediate access to the islands main transport artery ensures seamless connectivity across the country.

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 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: **1,000m²**

Further Details

Water, Electricity

Gallery

