

For Sale, Land, Field, Nicosia, Latsia, Agios Georgios, 7,070m²

For Sale : **€ 750,000**

Description
For Sale Residential Land In Latsia, Nicosia
Discover an exceptional opportunity to acquire an expansive 7,070 m² residential field in the highly sought-after area of Latsia, Nicosia. Offering an impressive land area and excellent development potential, this property is an ideal choice for developers, investors or private buyers looking to create a premium residential project in one of the capital's fastest-growing suburbs. Its generous size and strategic location provide outstanding prospects for both immediate development and long-term capital appreciation. The property falls entirely within the Kα9 Residential Planning Zone (100%), benefiting from a 40% building density and 25% coverage factor. Development regulations permit the construction of up to 2 floors with a maximum building height of 10 metres, making the property ideally suited for a residential subdivision, a collection of luxury detached homes or an exclusive residential development, subject to obtaining the necessary planning permits and approvals. The substantial land area allows developers to maximise the site's potential while creating a spacious and attractive residential environment. Situated in the thriving municipality of Latsia, the property enjoys immediate access to supermarkets, schools, cafés, restaurants, pharmacies, parks and all essential everyday amenities. Excellent road connections provide quick access to the Nicosia–Limassol Motorway, Nicosia City Centre, the Mall of Cyprus and the surrounding districts, making it an ideal location for modern family living. The property is situated approximately 2.0 km from Latsia Municipality Centre, 3.5 km from the Mall of Cyprus, 4.0 km from the Nicosia–Limassol Motorway, 8.0 km from Nicosia City Centre, 9.0 km from the University of Cyprus and approximately 40.0 km from Larnaca International Airport. Combining an exceptional land area, favourable residential planning parameters and a prime location, this property represents a rare opportunity for high-quality residential development and long-term investment. To discover more residential land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/ Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Field**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **7,070m²**