

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 537m²

For Sale : **€ 160,000**

Description
Prime Residential Plot for Small Development and High-Value Living in Latsia
This 537 m² residential plot, situated in the sought-after Agios Georgios area of Latsia, presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a robust building density of 80%, the property offers exceptional versatility and yield potential. Whether you are looking to design a contemporary, spacious family residence or a boutique multi-unit project, this plot in the Kα7 planning zone is a strategic choice for any Cyprus real estate investment.

The location is perfectly positioned for those who value modern convenience without sacrificing the tranquility of a suburban atmosphere. As one of the most practical plots of land for sale in Latsia, it offers immediate access to essential urban infrastructure while maintaining the privacy and prestige expected of G&P Lazarou trusted properties. The 45% coverage factor and 10m height allowance provide the ideal canvas for an architectural project that maximizes both living space and outdoor appeal.

Key Features
Location: Agios Georgios, Latsia, Nicosia (Planning Zone Kα7)

Plot Size: 537 m²

Building Density: 80% (Versatile for luxury villas or small-scale apartments)

Coverage Factor: 45%

Structural Allowance: 2 Floors, maximum height of 10m

Nearby Landmarks & Proximity:

Land for sale near the University of Cyprus: Located just a 5-minute drive from the island’s premier campus, ensuring high rental demand.

Athalassa National Forest Park: Situated in close proximity, providing residents with immediate access to Nicosia’s largest green lung.

Mall of Cyprus & IKEA: Only minutes away, offering the capital's top-tier retail, dining, and entertainment facilities.

This property offers a unique blend of accessibility and development potential in one of the capital's most resilient markets. We invite you to contact G&P Lazarou for a private consultation to discuss the architectural possibilities and the high-value potential of this prime Latsia plot.

Details

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

Main Features

Property Subtype: **Plot** | Town Planning Zone: **Residential** | Height: **10**

Area

Plot Area: **537m²**

Further Details

Corner Plot