

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 806m²

For Sale : **€ 235,000**

Description
Premier Residential Plot for High-Value Living in Latsia
This expansive 806 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 residential project or a substantial, 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 capital's most resilient suburban corridors.

The plot’s technical parameters allow for a modern architectural project that maximizes both internal living space and functional outdoor areas. 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: 806 sqm (Generous dimensions for versatile 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

Land for sale near Laiki Sporting Club: Located within a 4-minute drive of Nicosia's premier athletic and social destination.

Nicosia General Hospital: Situated just 4.5 km away, providing rapid access to the island's primary medical hub.

The Mall of Cyprus & IKEA: Positioned within a short drive, offering the district's top-tier retail, dining, and entertainment.

Athalassa National Forest Park: Within close proximity, offering immediate access to extensive green spaces and outdoor recreation.

Nicosia–Limassol Motorway: Effortless connectivity via the nearby interchange, ensuring seamless travel across the island.

This property represents a unique opportunity to develop a high-value project in a high-demand market with generous building parameters. 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: **806m²**