

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 777m²

For Sale : **€ 180,000**

Description
Premier Residential Plot for High-Yield Development in Latsia
This expansive 777 m² residential plot in the heart of Latsia presents a sophisticated opportunity for those seeking a balance between Small Development and High-Value Living. With a robust building density of 90%, the property offers exceptional versatility and yield potential for a multi-unit residential project or a grand family estate. Its positioning within the Kα6 planning zone makes it a high-performance asset for any Cyprus real estate investment, catering to the growing demand for quality housing in Nicosia's most accessible suburb.

The plot is situated in a vibrant, family-friendly neighborhood, providing the ideal canvas for an architectural project that maximizes both internal square footage and urban functionality. As one of the most practical plots of land for sale in Latsia, it ensures long-term value through its immediate proximity to essential infrastructure and the Nicosia–Limassol motorway. Choosing G&P Lazarou trusted properties means securing a prime location where daily convenience meets strategic growth potential.

Key Features

Location: Latsia, Nicosia (Planning Zone Kα6)

Plot Size: 777 m² (Generous proportions for flexible design)

Building Density: 90% (Optimized for versatility and high-yield potential)

Coverage Factor: 50%

Access: Registered road access in a well-established residential area

Land for sale near Latsia Lyceum: Located within a 3-minute drive of the area's secondary education hub, ideal for growing families.

Nicosia General Hospital: Situated just 2.5 km away, providing rapid access to the island's primary medical facilities.

The Mall of Cyprus & IKEA: Located within a short 5-minute drive, offering the district's premier shopping and dining.

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

This property represents a unique opportunity to develop a high-value project in a resilient and high-demand market. 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: **777m²**