

For Sale, Land, Plot, Nicosia, Latsia, Agios Georgios, 692m²

For Sale : **€ 160,000**

Description
Strategic Investment Opportunity: High-Value Development Plot in Central Latsia
This prime 692 m² residential plot, situated in the vibrant heart of Latsia, offers an exceptional balance between Small Development and High-Value Living. With a robust building density of 80%, the property is a standout candidate for those looking to maximize yield potential through a boutique apartment project or a significant, high-end family residence. Its central location, coupled with the EX2 Planning Zone flexibility, makes it a cornerstone for any sophisticated Cyprus real estate investment portfolio.

Latsia remains one of Nicosia's most resilient markets, characterized by strong rental demand and continuous capital appreciation. As one of the most strategically positioned plots of land for sale in Latsia, this property offers the "goldilocks" density required for a high-ROI project while maintaining the prestige of a quiet, established neighborhood. When you choose G&P Lazarou trusted properties, you are investing in a location that guarantees immediate highway connectivity and seamless access to the capital's most vital commercial hubs.

Key Features
Location: Central Latsia, Nicosia (Planning Zone EX2)

Plot Size: 692 m² (Clear Title Deed)

Building Density: 80% (Ideal for versatile residential or specialized development)

Coverage Factor: 45%

Investment Profile: High rental demand and proven capital growth area.

Nearby Landmarks & Proximity:

Land for sale near Nicosia General Hospital: Located just a 3-minute drive from the island's primary healthcare facility.

The Mall of Cyprus & IKEA: Within walking distance or a 2-minute drive to the capital's premier shopping and leisure destination.

A1 Motorway (Latsia Interchange): Immediate access for effortless commuting to Limassol and Larnaca.

This plot represents a rare opportunity to secure a high-density asset in a "buy-and-hold" or immediate development location. We invite you to contact G&P Lazarou today for a private consultation to discuss the architectural feasibility and the strategic advantages of this central Latsia property.

Details

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

Main Features

Property Subtype: **Plot** Town Planning Zone: **Residential**

Area

Plot Area: **692m²**

Gallery

